

**Condominium Mass Appraisal Report**

**2004 Assessment Roll**

# **I-90 Corridor Area**

**Specialty Neighborhood 350 and 365**

**For 2005 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Scott Noble, Assessor**

## Executive Summary Report

Appraisal Date: 1/1/2004 – 2004 Assessment Roll

Area Name: I-90 Corridor; Areas 350 and 365.

Previous Physical Inspection: 1998-2000 Assessment Year.

### Sales - Improved Summary:

Number of Sales: 979

Range of Sale Dates: 1/1/2002 to 12/31/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$21,200	\$169,500	\$190,700	\$197,600	96.5%	5.82%
2004 Value	\$21,800	\$169,900	\$191,700	\$197,600	97.0%	5.52%
Change	+\$600	+\$400	+\$1,000		+0.5%	-0.30%
% Change	+2.8%	+0.2%	+0.5%		+0.5%	-5.15%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -.05% and -5.15% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2003 Value		\$21,600	\$162,000	\$183,600
2004 Value		\$22,500	\$162,200	\$184,700
Percent Change		+4.2%	+0.1%	+0.6%

Number of improved Parcels in the Population: 3695

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

## Part One – Premises of the Mass Appraisal

### ***Appraisal Team members and participation***

Craig Johnson and [Helena Berglund](#) made up the appraisal team responsible for physical inspection and value selection in the I-90 Corridor area. [Helena Berglund](#) inspected the condominiums to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. [Helena](#) reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

### ***Assumptions & Limiting Conditions***

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the [2004](#) Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

### ***Scope of the Appraisal***

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the [I-90 Corridor area](#). Our sales sample consists of 979 residential living units that sold during the 24-month period between January 1, 2002 and December 31, 2003. The model was applied to all of the [3,695](#) total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty commercial appraisers.

## Part Two Presentation of Data

### ***Identification of the area***

#### **Name or Designation**

I-90 Corridor Area

#### **Area, neighborhood, and location data**

The Physically inspected portion of the I-90 Corridor area includes Specialty Neighborhoods 350: Issaquah and 365: Bellevue East

#### **Boundaries:**

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

**Area 350** is bounded on the North by SE 48<sup>th</sup> Street, on the South by The Issaquah City Limits, on the East by a line approximately parallel with 256<sup>th</sup> Avenue SE and on the West by a line approximately parallel with 181<sup>st</sup> Avenue SE.

**Area 365** is bounded on the North by NE 24<sup>th</sup> Street, on the South by SE 24<sup>th</sup> Street, on the East by Lake Sammamish and on the West by I-405.

#### **Maps**

General maps of the Specialty Neighborhoods included in the I-90 Corridor area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

#### **Zoning and legal/political consideration**

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

## Part Three -- Analysis of Data and Conclusions

### ***Highest and best use analysis and location of conclusions***

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and are therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

### ***Sales comparison approach model description***

I-90 Corridor sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's records. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### **Model specification**

After analyzing the sales ratios, property characteristics and market tendencies, the current values for the area were found to be adequate. The only adjustments made were to certain projects depending on their overall sales ratio level

### **Model calibration**

The model is calibrated as follows:

**EMV = IF Major=025550, 029378, 108569, 278815 or 857987 then 2004 total appraised value x 1.05, IF Major=166300, 241325 or, 753280 then 2004 total appraised value x 1.10 otherwise 2004 total appraised value x 1.0**

The resulting total value is rounded down to the next \$1,000.

\*EMV stands for Estimated Market Value and represents the modeled value for the 2004 assessment year.

## **Model validation**

[Helena Berglund](#) individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraiser, she could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

## ***Reconciliation and Conclusion:***

### **Ratio study**

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

# Addenda

Ratio Reports

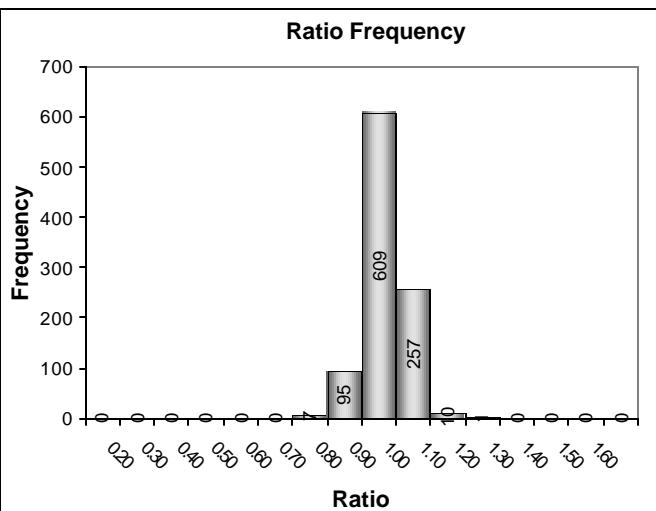
Sales Lists

Specialty Neighborhood Maps

# Physical Inspection Ratio Report (Before)

2003 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/21/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> I-90 Corridor	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 979 <b>Mean Assessed Value</b> 190,700 <b>Mean Sales Price</b> 197,600 <b>Standard Deviation AV</b> 62,806 <b>Standard Deviation SP</b> 65,985			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.969 <b>Median Ratio</b> 0.972 <b>Weighted Mean Ratio</b> 0.965			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.749 <b>Highest ratio:</b> 1.295 <b>Coefficient of Dispersion</b> 4.44% <b>Standard Deviation</b> 0.056 <b>Coefficient of Variation</b> 5.82% <b>Price Related Differential (PRD)</b> 1.004			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.968 Upper limit 0.976			
<b>95% Confidence: Mean</b> Lower limit 0.965 Upper limit 0.972			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3695 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.056 <b>Recommended minimum:</b> 5 <b>Actual sample size:</b> 979 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 470 # ratios above mean: 509 Z: 1.246 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



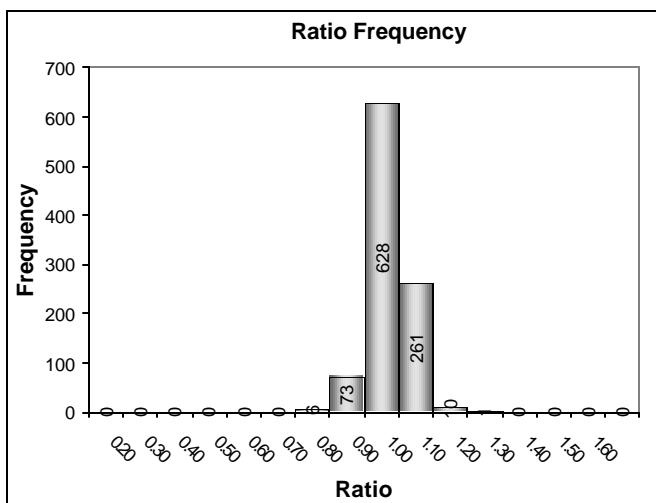
**COMMENTS:**

Residential Condominiums throughout areas 350 and 365.

# Physical Inspection Ratio Report (After)

2004 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/21/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>I-90 Corridor</b>	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 979 Mean Assessed Value 191.700 Mean Sales Price 197.600 Standard Deviation AV 63.889 Standard Deviation SP 65.985			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.972 Median Ratio 0.974 Weighted Mean Ratio 0.970			
<b>UNIFORMITY</b>			
Lowest ratio 0.749 Highest ratio: 1.295 Coefficient of Dispersion 4.16% Standard Deviation 0.054 Coefficient of Variation 5.52%			
<b>RELIABILITY</b>			
95% Confidence: Median Lower limit 0.970 Upper limit 0.978 95% Confidence: Mean Lower limit 0.969 Upper limit 0.976			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 3695 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.054 <b>Recommended minimum:</b> 5 Actual sample size: 979 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 476 # ratios above mean: 503 Z: 0.863 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

Residential Condominiums throughout areas 350 and 365.

Both assessment level and uniformity have been improved by application of the recommended values.

## Sales Used In Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	010325	0020	10/14/2003	225,000	1,353	4	1997	3	NO	NO	ALDER PLACE TOWNHOMES CONDO
350	010360	0010	4/2/2002	245,000	1,476	4	1995	3	NO	NO	ALDER STREET TOWNHOMES CONDO
350	010360	0030	1/14/2003	248,000	1,458	4	1995	3	NO	NO	ALDER STREET TOWNHOMES CONDO
350	010360	0040	3/19/2003	243,000	1,457	4	1995	3	NO	NO	ALDER STREET TOWNHOMES CONDO
365	024850	0010	2/7/2002	105,000	642	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0030	5/14/2003	85,000	642	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0170	7/30/2003	98,500	642	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0230	6/12/2002	106,000	695	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0240	1/21/2004	109,900	695	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0260	6/20/2003	105,500	695	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	024850	0340	8/14/2002	104,000	675	4	1979	3	NO	NO	APPLE ORCHARD,THE CONDO
365	025550	0030	2/22/2002	256,500	1,248	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0180	3/19/2003	287,500	1,418	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0220	9/25/2003	290,000	1,248	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0260	12/10/2002	258,000	1,248	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0280	10/28/2002	271,500	1,351	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0300	7/29/2003	271,000	1,351	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0560	1/28/2002	300,000	1,351	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	025550	0560	5/14/2003	314,000	1,351	5	1998	3	NO	NO	ARBORS IN BELLEVUE THE CONDO
365	029378	0060	12/11/2003	270,000	1,299	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0110	3/7/2002	256,000	1,296	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0160	5/19/2003	294,500	1,732	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0180	5/9/2003	279,900	1,299	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0190	3/19/2003	265,000	1,296	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0200	12/5/2003	308,107	1,732	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0210	7/29/2003	275,000	1,299	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0230	10/29/2002	277,000	1,383	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0240	12/22/2003	271,950	1,296	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0300	8/19/2003	299,500	1,664	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0310	7/24/2003	303,500	1,728	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0340	9/12/2002	295,000	1,888	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0360	8/25/2003	279,000	1,732	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0410	5/24/2002	280,000	1,888	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0420	7/16/2003	325,000	1,888	4	1999	3	NO	NO	ASPENS

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											TOWNHOMES CONDO
365	029378	0420	12/1/2003	334,950	1,888	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
365	029378	0440	7/29/2003	273,000	1,299	4	1999	3	NO	NO	ASPENS TOWNHOMES CONDO
350	056525	0140	11/20/2003	126,500	783	4	1986	3	NO	NO	BAVARIAN THE CONDO
350	056525	0260	10/28/2002	129,000	783	4	1986	3	NO	NO	BAVARIAN THE CONDO
350	056525	0310	5/12/2003	136,000	783	4	1986	3	NO	NO	BAVARIAN THE CONDO
365	066293	0070	6/24/2003	305,900	1,726	4	2003	3	NO	NO	BELLEGROVE
365	066293	0090	7/2/2003	302,900	1,726	4	2003	3	NO	NO	BELLEGROVE
365	066293	0100	11/15/2002	319,950	1,726	4	2003	3	NO	NO	BELLEGROVE
365	066293	0120	6/26/2003	295,000	1,616	4	2003	3	NO	NO	BELLEGROVE
365	070100	0060	2/27/2004	132,000	975	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0230	11/14/2002	131,000	975	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0250	7/25/2003	147,000	979	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0350	6/30/2003	140,000	975	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0380	10/18/2002	146,000	979	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0390	8/20/2003	139,500	975	2	1979	3	NO	NO	BELMAIN PLACE CONDO
365	070100	0400	2/12/2003	157,500	975	2	1979	3	NO	NO	BELMAIN PLACE CONDO
350	108569	0010	10/22/2003	324,900	1,505	5	1998	3	YES	NO	BRIDGEWATER PLACE CONDO
350	108569	0020	12/11/2002	283,000	1,505	5	1998	3	YES	NO	BRIDGEWATER PLACE CONDO
350	108569	0080	5/9/2002	304,500	1,769	5	1998	3	YES	NO	BRIDGEWATER PLACE CONDO
350	108569	0090	9/27/2002	297,500	1,505	5	1998	3	NO	NO	BRIDGEWATER PLACE CONDO
350	108569	0120	3/18/2002	299,700	1,769	5	1998	3	NO	NO	BRIDGEWATER PLACE CONDO
350	108569	0140	6/20/2003	297,500	1,769	5	1998	3	NO	NO	BRIDGEWATER PLACE CONDO
350	108569	0190	8/29/2002	309,000	1,505	5	1998	3	YES	NO	BRIDGEWATER PLACE CONDO
350	108569	0200	1/29/2003	287,000	1,505	5	1998	3	YES	NO	BRIDGEWATER PLACE CONDO
365	129280	0070	5/12/2003	167,000	1,242	4	1979	3	NO	NO	CALIDAD HOUSE CONDO
365	129280	0080	6/20/2003	171,450	1,303	4	1979	3	NO	NO	CALIDAD HOUSE CONDO
365	129280	0160	12/3/2002	174,000	1,303	4	1979	3	NO	NO	CALIDAD HOUSE CONDO
365	129280	0170	5/13/2002	167,000	1,242	4	1979	3	NO	NO	CALIDAD HOUSE CONDO
365	129280	0180	9/16/2002	172,950	1,242	4	1979	3	NO	NO	CALIDAD HOUSE CONDO
365	142000	0050	7/23/2003	114,995	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0060	9/3/2003	112,350	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0070	11/20/2002	117,500	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0110	5/1/2003	125,000	845	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0110	1/30/2002	112,000	845	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0160	3/10/2003	114,000	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0200	2/13/2004	114,000	845	4	1978	3	NO	NO	CASA HERMOSA CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	142000	0250	11/12/2002	114,000	845	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0290	1/17/2003	118,000	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0330	4/15/2003	136,400	845	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	142000	0390	6/24/2002	124,990	854	4	1978	3	NO	NO	CASA HERMOSA CONDO
365	147260	0020	2/18/2002	161,000	1,057	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0050	6/21/2002	162,000	1,057	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0070	8/14/2003	172,950	1,057	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0140	8/7/2002	177,000	1,235	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0160	5/16/2003	180,000	1,235	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0240	8/20/2003	169,000	1,057	4	1975	3	NO	NO	CEDARS THE CONDO
365	147260	0290	10/14/2002	165,000	1,057	4	1975	3	NO	NO	CEDARS THE CONDO
350	160990	0080	1/24/2002	230,000	1,437	4	1993	3	YES	YES	CLARK'S CREEK BEND TOWNHOMES CONDO
350	160990	0090	9/16/2002	233,000	1,440	4	1993	3	YES	YES	CLARK'S CREEK BEND TOWNHOMES CONDO
350	166300	0070	10/23/2002	350,500	1,859	5	1998	3	YES	YES	COHO RUN CONDO
350	166300	0090	9/26/2003	328,775	1,859	5	1998	3	NO	YES	COHO RUN CONDO
350	166300	0130	9/9/2002	342,500	1,663	5	1998	3	YES	YES	COHO RUN CONDO
350	166300	0140	12/1/2003	360,000	1,663	5	1998	3	YES	YES	COHO RUN CONDO
365	168400	0140	8/5/2002	131,000	933	2	1968	3	NO	NO	COLLEGE PARK CONDO
365	168400	0260	5/15/2002	124,950	933	2	1968	3	NO	NO	COLLEGE PARK CONDO
365	168400	0380	8/19/2003	101,000	741	2	1968	3	NO	NO	COLLEGE PARK CONDO
365	172640	0140	1/29/2004	151,000	971	4	1979	3	NO	NO	COMPTON COURT CONDO
365	172640	0160	8/22/2002	149,000	971	4	1979	3	NO	NO	COMPTON COURT CONDO
365	172640	0230	9/12/2002	135,000	950	4	1979	3	NO	NO	COMPTON COURT CONDO
365	172640	0300	5/7/2003	164,000	1,084	4	1979	3	NO	NO	COMPTON COURT CONDO
365	177660	0010	8/22/2003	209,900	1,425	4	1984	3	NO	NO	COTTONWOOD TOWNHOMES CONDO
365	177660	0030	3/3/2003	203,000	1,476	4	1984	3	NO	NO	COTTONWOOD TOWNHOMES CONDO
365	177660	0060	11/26/2002	190,000	1,313	4	1984	3	NO	NO	COTTONWOOD TOWNHOMES CONDO
365	177660	0080	3/29/2003	189,950	1,324	4	1984	3	NO	NO	COTTONWOOD TOWNHOMES CONDO
365	185400	0120	5/16/2003	202,000	1,057	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0140	8/6/2003	215,000	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0240	7/30/2002	220,000	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0270	7/17/2002	218,500	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0320	9/29/2002	225,000	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0390	7/28/2003	227,000	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0410	7/25/2002	195,000	1,057	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0490	10/9/2003	225,000	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
365	185400	0520	3/21/2002	215,700	1,280	6	1975	3	NO	NO	CROSSROADS PHASE I CONDO
350	192800	0010	8/22/2003	134,000	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0030	3/27/2002	158,895	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
350	192800	0110	12/5/2002	175,990	894	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0130	7/16/2002	135,000	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0150	4/1/2002	179,999	863	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0160	7/16/2002	172,440	863	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0200	4/25/2002	167,500	1,063	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0240	7/12/2002	177,990	1,063	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0310	4/15/2003	134,000	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0350	1/10/2003	150,000	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0360	8/16/2002	174,560	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0380	8/22/2002	135,000	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0390	7/19/2002	154,300	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0450	9/19/2002	180,740	1,063	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0470	10/22/2002	210,610	1,151	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0540	5/22/2002	219,990	1,151	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0550	10/31/2002	160,000	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0560	2/14/2002	178,000	1,063	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0570	8/20/2002	184,490	1,063	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0580	8/22/2002	168,380	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0610	6/6/2002	189,990	1,113	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0620	10/9/2002	170,000	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0630	3/25/2002	180,500	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0650	6/12/2002	204,825	1,113	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0680	6/18/2002	161,990	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0700	8/27/2002	146,750	767	4	2000	3	NO	NO	DAYBREAK AT

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											ISSAQAH RIDGE CONDO
350	192800	0710	12/13/2002	154,500	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0720	5/23/2002	169,990	872	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0740	1/7/2002	146,650	767	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0790	10/30/2002	168,990	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0800	3/22/2002	172,490	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0810	6/26/2002	164,990	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0820	5/14/2002	174,560	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0850	5/21/2002	172,000	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0860	3/25/2003	177,990	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0870	8/22/2002	187,900	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
350	192800	0900	4/3/2003	197,990	1,015	4	2000	3	NO	NO	DAYBREAK AT ISSAQAH RIDGE CONDO
365	216150	0060	7/8/2003	174,700	991	4	1981	3	NO	NO	EAST HILL MANOR CONDO
365	216150	0120	12/3/2003	185,000	956	4	1981	3	NO	NO	EAST HILL MANOR CONDO
365	216150	0130	5/13/2002	172,000	991	4	1981	3	NO	NO	EAST HILL MANOR CONDO
365	241325	0010	8/1/2002	155,000	1,158	4	1979	3	NO	NO	EVERGREEN ESTATE PH I CONDO
365	241325	0080	12/10/2003	150,000	1,024	4	1979	3	NO	NO	EVERGREEN ESTATE PH I CONDO
365	241325	0150	11/23/2002	158,000	1,158	4	1979	3	NO	NO	EVERGREEN ESTATE PH I CONDO
365	241325	0230	9/21/2002	155,000	1,024	4	1979	3	NO	NO	EVERGREEN ESTATE PH I CONDO
365	241325	0240	2/13/2004	148,900	1,024	4	1979	3	NO	NO	EVERGREEN ESTATE PH I CONDO
365	258940	0120	9/11/2002	218,600	1,540	6	1968	3	NO	NO	FONTANELLE APTS CONDO
365	258940	0320	7/23/2003	232,000	1,490	6	1968	3	NO	NO	FONTANELLE APTS CONDO
365	261916	0010	6/11/2002	286,000	1,538	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0050	1/29/2003	280,000	1,538	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0100	6/28/2002	290,000	1,782	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0110	6/5/2003	238,750	1,302	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0280	2/24/2003	285,000	1,890	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0320	4/11/2003	275,000	1,782	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0380	10/25/2002	310,000	1,890	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0400	10/16/2003	305,000	1,890	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	261916	0410	1/16/2002	285,000	1,890	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0490	4/23/2002	280,800	1,815	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0510	7/23/2003	295,000	1,912	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
365	261916	0530	4/10/2003	299,900	1,890	6	1987	3	NO	NO	FOX BOROUGH PH 01 CONDO
350	276970	0050	2/20/2002	238,575	1,330	5	1998	3	NO	NO	GILMAN STATION CONDO
350	276970	0080	7/9/2003	255,000	1,330	5	1998	3	NO	NO	GILMAN STATION CONDO
350	276980	0010	6/19/2002	203,000	1,166	5	1996	3	NO	NO	GILMAN TOWNHOMES CONDO
365	278815	0060	1/15/2003	155,000	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278815	0090	5/15/2002	156,500	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278815	0110	2/3/2003	160,000	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278815	0160	3/24/2003	155,000	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278815	0180	4/22/2002	135,000	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278815	0180	8/25/2003	151,500	950	2	1978	3	NO	NO	GLENDALE CONDO
365	278910	0030	3/20/2003	155,000	1,149	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0040	12/23/2003	149,950	1,167	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0060	4/8/2002	154,000	1,167	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0070	7/22/2002	162,450	1,167	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0090	2/24/2004	164,500	1,167	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0160	2/15/2002	133,000	952	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0200	1/4/2002	152,500	970	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0230	10/22/2002	136,000	952	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0270	10/25/2002	133,700	869	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0320	10/30/2003	158,499	1,022	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0340	6/3/2003	154,000	1,022	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0380	1/30/2002	149,950	998	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0400	11/25/2003	145,000	998	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0430	7/14/2003	155,000	1,022	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0480	9/20/2002	158,000	1,022	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	278910	0520	12/23/2002	164,950	1,022	4	1980	3	NO	NO	GLENDALE ESTATES CONDO
365	321157	0130	3/15/2002	164,500	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0150	9/15/2003	222,400	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0160	5/30/2002	190,000	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0170	12/1/2003	222,000	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0180	9/19/2002	189,950	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0260	8/26/2002	136,950	1,047	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0310	1/25/2002	154,950	1,047	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0340	2/10/2003	137,500	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0380	3/10/2003	145,000	1,030	4	1973	3	NO	NO	HEATHERSTONE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
365	321157	0440	1/6/2003	161,000	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0560	10/24/2003	147,000	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0620	11/18/2002	163,700	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0700	10/29/2003	139,000	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0740	9/16/2003	133,900	1,030	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0820	3/18/2002	164,000	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	321157	0820	7/28/2003	177,000	1,245	4	1973	3	NO	NO	HEATHERSTONE CONDO
365	327487	0050	7/11/2002	98,690	678	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0070	2/3/2004	140,000	922	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0090	1/25/2002	130,000	1,041	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0130	4/21/2003	105,000	683	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0140	6/23/2003	114,500	683	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0150	9/12/2003	142,000	922	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0170	12/22/2003	139,000	918	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0180	9/11/2002	135,000	918	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0190	6/12/2002	95,000	687	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0210	9/10/2003	108,000	678	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0220	4/2/2003	108,000	678	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0230	10/29/2002	116,000	794	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0250	12/13/2002	127,800	918	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0260	4/18/2003	123,000	920	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0270	12/17/2002	106,000	689	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0280	3/15/2002	95,000	689	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0320	9/12/2003	118,000	691	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0340	8/8/2002	130,000	1,037	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0390	1/29/2002	98,500	685	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0410	6/26/2002	130,000	920	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0450	7/31/2003	138,950	928	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0540	8/1/2002	136,500	1,038	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0640	9/24/2002	128,000	928	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0660	4/25/2002	100,000	683	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0680	8/20/2003	105,000	687	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0730	7/10/2002	97,250	680	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0810	3/7/2002	98,000	685	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0860	7/11/2002	130,000	924	4	1969	3	NO	NO	HIDDEN CREEK

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
365	327487	0880	9/25/2003	146,000	1,038	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0890	2/18/2004	144,950	924	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0920	9/9/2002	103,000	687	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	0940	7/15/2003	107,000	683	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1000	8/19/2003	139,000	926	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1010	11/1/2002	131,500	926	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1020	2/25/2004	134,000	922	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1050	4/22/2002	125,000	920	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1130	5/23/2002	127,000	926	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1210	4/16/2003	121,000	927	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1230	2/11/2004	138,000	925	4	1969	3	NO	NO	HIDDEN CREEK CONDO
365	327487	1240	12/24/2002	130,500	927	4	1969	3	NO	NO	HIDDEN CREEK CONDO
350	349650	0010	1/29/2002	217,490	1,318	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0010	12/9/2003	223,500	1,318	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0020	10/29/2002	250,750	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0030	9/26/2003	249,999	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0030	9/20/2002	245,000	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0040	3/21/2003	210,000	1,134	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0060	10/14/2003	250,000	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0070	1/23/2003	239,450	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0080	2/11/2003	214,500	1,134	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0090	6/2/2003	214,500	1,134	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0150	12/12/2002	235,000	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0180	12/20/2002	237,990	1,383	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0220	2/26/2003	260,000	1,406	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0240	9/16/2002	260,000	1,476	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0270	9/9/2002	230,000	1,236	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0300	3/6/2003	239,000	1,223	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0330	1/28/2002	210,500	1,295	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0380	9/13/2002	227,500	1,240	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0400	2/11/2002	262,990	1,476	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0410	5/17/2002	253,500	1,396	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0420	4/2/2002	209,990	1,148	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0430	9/25/2002	211,290	1,148	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0440	4/23/2002	255,090	1,396	5	2000	3	NO	NO	HUCKLEBERRY

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CIRCLE CONDO
350	349650	0450	4/8/2002	259,990	1,396	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0460	6/5/2002	286,990	1,611	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0470	9/19/2002	290,000	1,611	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0480	4/17/2002	267,990	1,396	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0490	3/28/2002	266,990	1,396	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0500	2/8/2002	215,990	1,205	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0510	3/5/2002	214,990	1,205	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0520	3/18/2002	267,990	1,396	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0530	7/24/2002	276,990	1,476	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0560	4/5/2002	199,640	957	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0570	4/25/2002	201,000	955	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0580	1/24/2002	218,990	1,245	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
350	349650	0600	1/23/2002	255,000	1,274	5	2000	3	NO	NO	HUCKLEBERRY CIRCLE CONDO
365	357450	0070	12/12/2003	235,400	1,396	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	357450	0090	10/15/2002	259,950	1,526	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	357450	0130	7/5/2002	234,000	1,217	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	357450	0190	2/24/2003	232,200	1,396	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	357450	0220	12/10/2002	290,000	1,827	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	357450	0400	2/5/2004	235,000	1,217	6	1980	3	NO	NO	INGLEBROOK PHASE I CONDO
365	358690	0010	8/27/2003	182,000	1,465	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0050	7/28/2003	234,500	1,717	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0150	11/12/2003	225,000	1,626	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0300	7/8/2002	226,000	1,701	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0340	5/8/2003	230,000	1,717	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0370	10/20/2003	230,000	1,717	4	1972	3	NO	NO	INNISFREE CONDO
365	358690	0380	7/30/2003	230,000	1,701	4	1972	3	NO	NO	INNISFREE CONDO
350	362933	0050	1/30/2002	220,500	1,294	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0060	10/30/2002	216,000	1,221	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0080	9/24/2002	206,500	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0110	9/9/2002	207,000	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0120	1/24/2003	229,950	1,188	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0130	5/12/2003	218,000	1,188	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0130	4/12/2002	215,950	1,188	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0140	9/16/2002	205,950	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0150	12/18/2003	209,999	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0160	4/10/2002	200,800	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362933	0170	2/25/2003	207,700	1,155	5	2000	3	NO	NO	ISSAQAH COURT CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	362933	0190	2/11/2002	242,500	1,294	5	2000	3	NO	NO	ISSAQAH COURT CONDO
350	362935	0030	3/26/2003	132,500	696	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0060	8/21/2003	172,500	969	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0070	12/18/2003	190,000	1,154	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0130	9/8/2003	130,000	696	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0150	9/18/2002	180,000	1,154	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0160	12/26/2003	185,000	1,154	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0200	5/9/2002	176,000	1,154	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0340	1/30/2003	149,000	969	4	1992	3	YES	YES	ISSAQAH CREEK CONDO
350	362935	0370	12/16/2002	155,500	969	4	1992	3	NO	YES	ISSAQAH CREEK CONDO
350	362935	0420	12/22/2003	157,500	969	4	1992	3	NO	YES	ISSAQAH CREEK CONDO
350	362960	0080	2/24/2004	158,500	1,005	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0090	7/22/2003	157,000	1,005	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0110	5/2/2002	125,500	750	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0150	11/4/2003	158,000	992	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0230	1/13/2002	138,000	1,005	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0240	3/19/2002	141,950	1,005	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0290	3/20/2003	156,000	992	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0330	4/23/2002	155,000	1,005	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0460	7/10/2003	168,800	1,098	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	362960	0470	10/17/2002	159,950	1,121	4	1990	3	YES	NO	ISSAQAH CROWN CONDO
350	363030	0020	3/21/2002	119,000	828	3	1978	3	NO	NO	ISSAQAH PARKVIEW CONDO
350	363030	0030	4/17/2003	111,900	828	3	1978	3	NO	NO	ISSAQAH PARKVIEW CONDO
350	363030	0050	4/28/2003	110,900	828	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	363030	0110	10/16/2002	115,000	828	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	363030	0230	5/24/2002	113,400	828	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	363030	0250	2/26/2002	84,000	648	3	1978	3	NO	NO	ISSAQAH PARKVIEW CONDO
350	363030	0270	1/15/2003	90,000	648	3	1978	3	NO	NO	ISSAQAH PARKVIEW CONDO
350	363030	0290	9/30/2003	80,000	648	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	363030	0330	10/14/2002	99,900	648	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	363030	0340	5/10/2002	93,900	648	3	1978	3	YES	NO	ISSAQAH PARKVIEW CONDO
350	365190	0020	8/20/2002	237,500	1,553	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0040	11/17/2003	282,500	1,694	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0070	5/15/2002	249,950	1,564	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0140	9/10/2003	272,950	1,573	4	2000	3	NO	NO	JACOB'S MEADOW CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	365190	0230	10/17/2003	282,500	1,656	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0310	5/1/2002	281,900	1,656	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0320	9/25/2002	270,000	1,564	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0340	4/26/2003	284,950	1,656	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0360	11/21/2003	287,000	1,564	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0380	6/23/2003	275,000	1,642	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	365190	0430	3/5/2002	269,000	1,694	4	2000	3	NO	NO	JACOB'S MEADOW CONDO
350	378160	0050	3/28/2002	133,500	864	4	1977	3	NO	NO	JUNIPER THE CONDO
350	378275	0010	3/19/2002	245,000	1,405	4	1997	3	YES	NO	JUNIPER VILLAGE CONDO
350	378275	0020	5/22/2003	249,950	1,405	4	1997	3	NO	NO	JUNIPER VILLAGE CONDO
350	378275	0060	2/18/2003	239,500	1,405	4	1997	3	NO	NO	JUNIPER VILLAGE CONDO
350	378275	0100	10/3/2002	240,000	1,405	4	1997	3	NO	NO	JUNIPER VILLAGE CONDO
350	378275	0150	6/16/2003	228,000	1,405	4	1997	3	YES	NO	JUNIPER VILLAGE CONDO
350	380091	0050	12/30/2002	236,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0060	5/10/2002	219,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0070	3/24/2003	307,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0110	12/9/2003	245,000	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0110	2/20/2002	233,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0120	6/20/2002	234,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0130	9/16/2003	226,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0170	7/23/2003	301,000	1,419	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0180	5/30/2002	317,950	1,489	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0190	3/20/2002	311,950	1,489	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0210	2/13/2003	312,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0230	7/15/2002	289,950	1,355	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0240	12/9/2002	234,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0250	8/2/2002	241,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0260	9/3/2002	246,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0270	1/14/2002	231,150	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0280	9/10/2002	317,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0300	7/10/2002	292,950	1,355	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0310	4/9/2002	230,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0320	4/26/2003	245,000	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0350	4/9/2002	318,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0380	9/22/2003	318,950	1,419	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0410	1/29/2004	318,950	1,419	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0430	5/20/2003	307,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0440	5/9/2002	219,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0450	7/22/2002	231,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0460	7/26/2002	231,950	1,109	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0470	11/20/2002	224,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0480	12/12/2003	285,950	1,355	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0500	9/12/2002	309,950	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0510	1/22/2002	220,950	1,049	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0550	10/2/2003	287,950	1,355	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0570	6/19/2003	317,500	1,480	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0580	10/15/2002	308,950	1,419	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0590	5/30/2002	312,950	1,489	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0610	8/18/2003	308,950	1,419	6	2000	3	NO	NO	KELKARI CONDO
350	380091	0620	4/24/2003	290,950	1,355	6	2000	3	NO	NO	KELKARI CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	380091	0630	9/12/2002	202,950	845	6	2000	3	NO	NO	KELKARI CONDO
365	381129	0210	12/10/2003	198,000	1,146	4	1994	0	NO	NO	KELSEY LANE CONDO
365	381129	0250	11/17/2003	264,000	1,309	4	1994	0	NO	NO	KELSEY LANE CONDO
365	381129	0270	5/23/2002	250,000	1,317	4	1994	0	NO	NO	KELSEY LANE CONDO
365	381129	0360	12/10/2002	252,000	1,309	4	1994	0	NO	NO	KELSEY LANE CONDO
365	398690	0040	11/12/2002	170,000	987	4	1979	3	YES	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0070	9/23/2002	175,000	987	4	1979	3	YES	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0100	11/12/2002	170,000	987	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0160	9/17/2003	239,950	1,558	4	1979	3	YES	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0180	5/5/2003	270,000	1,558	4	1979	3	YES	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0240	4/15/2002	198,500	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0270	2/12/2003	164,500	987	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0310	5/20/2002	225,000	987	4	1979	3	YES	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0390	1/13/2004	227,500	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0450	8/8/2002	202,000	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0460	1/28/2002	198,000	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0480	12/16/2003	230,500	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0620	7/30/2003	202,500	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	398690	0710	1/27/2004	239,000	1,558	4	1979	3	NO	YES	LAKE BELLEVUE VILLAGE CONDO
365	505010	0110	2/19/2003	298,000	1,856	6	1981	3	NO	NO	MAIN STREET PH 01 CONDO
365	505080	0050	4/3/2003	163,000	1,300	4	1969	3	NO	NO	MAISON DE VILLE CONDO
365	505080	0100	2/2/2004	200,000	1,194	4	1969	3	NO	NO	MAISON DE VILLE CONDO
365	505080	0120	4/1/2003	235,000	1,430	4	1969	3	NO	NO	MAISON DE VILLE CONDO
365	550810	0220	7/22/2002	125,000	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0230	1/21/2003	126,150	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0240	8/6/2003	129,000	920	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0290	2/23/2004	125,000	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0310	3/27/2003	126,000	920	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0320	2/6/2004	127,000	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0330	6/5/2002	127,500	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0340	6/9/2003	138,000	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0360	7/31/2002	128,866	920	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0370	5/8/2002	129,500	920	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0530	8/21/2002	127,000	936	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0550	10/8/2002	95,000	662	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0580	3/2/2004	117,000	662	4	1978	3	NO	NO	MIDLAKES CONDO
365	550810	0600	10/17/2003	125,000	920	4	1978	3	NO	NO	MIDLAKES CONDO
350	607305	0040	5/30/2003	175,200	1,107	3	1989	3	YES	NO	NEWPORT SPRINGS CONDO
350	607305	0070	6/19/2003	139,000	800	3	1989	3	YES	NO	NEWPORT SPRINGS CONDO
350	607305	0090	9/4/2003	160,000	1,107	3	1989	3	YES	NO	NEWPORT SPRINGS CONDO
350	607305	0110	3/7/2002	138,000	800	3	1989	3	YES	NO	NEWPORT SPRINGS CONDO
350	607305	0150	11/21/2002	159,500	1,107	3	1989	3	YES	NO	NEWPORT SPRINGS CONDO
350	607305	0180	9/26/2002	147,500	887	3	1989	3	NO	NO	NEWPORT SPRINGS

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
350	607305	0190	1/22/2002	139,000	887	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607305	0200	2/11/2003	148,000	887	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607305	0230	8/20/2002	134,000	887	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607305	0260	6/19/2002	142,950	887	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607305	0310	6/16/2003	154,000	1,018	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607305	0340	4/19/2002	159,000	1,018	3	1989	3	NO	NO	NEWPORT SPRINGS CONDO
350	607331	0010	3/27/2002	184,100	1,200	4	1998	3	NO	NO	NEWPORT WOODS CONDO
350	607331	0060	2/3/2003	163,500	927	4	1998	3	YES	NO	NEWPORT WOODS CONDO
350	607331	0100	6/20/2003	165,000	928	4	1998	3	YES	NO	NEWPORT WOODS CONDO
365	620820	0060	2/2/2004	159,950	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0070	3/28/2003	162,500	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0140	11/7/2002	161,900	1,074	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0160	1/4/2002	147,000	1,074	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0200	6/3/2002	145,000	1,074	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0240	9/18/2003	149,000	1,074	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0250	1/22/2002	140,000	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0280	7/22/2002	143,000	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0300	8/12/2003	154,900	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0320	4/9/2002	147,000	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0320	8/29/2003	164,999	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0440	12/18/2003	148,000	1,187	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0500	8/16/2002	180,000	1,466	4	1979	3	NO	NO	NOTTINGHAM CONDO
365	620820	0580	3/28/2003	99,000	683	4	1979	3	NO	NO	NOTTINGHAM CONDO
350	630190	0090	5/2/2003	148,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0140	3/4/2003	148,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0150	2/12/2004	155,800	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0180	9/17/2002	145,500	977	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0190	4/4/2002	144,000	977	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0220	1/14/2003	162,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0280	5/13/2003	133,750	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0420	7/8/2003	147,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0450	3/2/2004	152,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0460	10/3/2002	146,260	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0470	8/14/2002	145,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0500	7/7/2003	140,000	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
350	630190	0510	11/8/2002	139,950	1,015	4	1986	3	NO	NO	OAK MEADOWS CONDO
365	638995	0020	3/27/2002	146,500	760	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0070	4/8/2003	210,000	1,192	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0080	12/3/2002	209,000	1,192	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0270	1/17/2002	218,600	1,192	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	638995	0310	7/28/2003	185,000	954	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0320	2/25/2003	153,500	760	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0330	3/23/2003	197,000	954	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0340	7/16/2003	238,000	1,398	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0350	10/20/2003	233,500	1,192	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0360	7/17/2002	227,500	1,312	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0400	10/2/2003	199,500	956	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0410	4/12/2002	200,000	1,037	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0460	7/9/2003	193,500	954	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0500	8/22/2002	209,975	1,200	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0650	1/29/2002	212,000	1,228	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0710	2/4/2002	214,000	1,225	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0710	2/4/2002	214,000	1,225	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0770	12/4/2003	235,000	1,221	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0810	8/26/2003	252,000	1,392	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0830	3/3/2003	159,000	744	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0840	8/5/2002	149,990	780	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0930	5/5/2003	227,950	1,307	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0970	11/20/2003	209,980	942	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	638995	0990	11/22/2002	176,500	942	6	1997	3	NO	NO	ONE CENTRAL PARK CONDO
365	660080	0070	11/17/2003	74,000	691	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0180	12/13/2002	85,000	691	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0190	6/23/2003	52,500	478	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0270	1/20/2003	77,000	652	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0390	12/13/2002	82,000	692	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0480	6/27/2003	118,000	937	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0590	1/22/2003	119,000	935	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0620	2/27/2002	118,000	940	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0680	1/2/2004	65,900	423	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0740	9/26/2003	118,950	937	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	0820	6/11/2003	118,500	938	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	1070	6/4/2002	108,000	938	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	1080	1/11/2002	119,900	939	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	1150	2/25/2002	125,000	937	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
365	660080	1270	9/24/2003	79,300	502	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	660080	1280	5/2/2002	91,000	691	4	1977	3	NO	NO	PACIFIC VILLAGE CONDO
350	716800	0010	4/18/2002	417,000	2,430	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0020	9/6/2002	450,000	2,982	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0030	9/23/2002	442,900	2,982	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0040	8/22/2002	439,900	2,841	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0050	7/19/2002	444,900	2,982	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0060	5/22/2002	399,000	2,571	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0070	1/14/2003	407,715	2,430	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0080	7/11/2002	429,900	2,982	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0090	8/5/2002	429,900	2,841	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0100	6/8/2002	407,000	2,571	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0110	8/11/2003	435,750	2,571	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0110	7/1/2002	418,500	2,571	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0120	10/9/2002	422,497	2,430	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0130	5/6/2002	415,000	2,571	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0140	10/21/2002	435,000	2,982	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0150	9/25/2003	477,500	2,841	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	716800	0150	12/24/2002	460,000	2,841	6	2002	3	NO	NO	RAVENA AT ISSAQAH HIGHLANDS
350	718150	0070	5/14/2003	249,900	1,545	4	1999	3	NO	NO	RAVENSWOOD CONDO
350	718150	0080	12/3/2003	263,000	1,540	4	1999	3	NO	NO	RAVENSWOOD CONDO
350	718150	0090	7/25/2003	246,000	1,545	4	1999	3	NO	NO	RAVENSWOOD CONDO
350	718150	0130	1/30/2003	271,000	1,540	4	1999	3	NO	NO	RAVENSWOOD CONDO
350	730330	0010	9/11/2003	176,775	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0020	2/21/2003	170,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0050	6/4/2002	169,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0120	5/18/2003	180,950	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0220	2/10/2003	178,500	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0250	3/7/2003	175,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0260	6/2/2003	183,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0290	3/27/2002	169,500	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	730330	0300	5/14/2003	164,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0340	7/22/2002	175,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0390	2/13/2004	174,900	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0400	4/17/2003	178,950	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0480	8/28/2003	178,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0560	7/16/2003	182,995	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0620	3/25/2002	179,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0700	10/15/2003	170,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0710	3/12/2003	182,500	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	730330	0730	1/18/2002	168,000	1,262	4	1983	3	YES	NO	RIDGEBROOK CONDO
350	732600	0010	3/12/2004	169,000	1,370	4	1979	2	YES	YES	RIPARIAN CONDO
350	732600	0050	1/22/2003	179,000	1,079	4	1979	2	NO	YES	RIPARIAN CONDO
365	732630	0030	10/7/2003	265,000	1,432	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
365	732630	0100	5/17/2003	259,000	1,675	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
365	732630	0120	8/13/2003	298,000	1,782	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
365	732630	0140	3/14/2002	238,000	1,414	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
365	732630	0190	9/5/2003	267,500	1,675	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
365	732630	0210	3/10/2003	271,000	1,782	6	1989	4	NO	NO	RIVA CHASE PH 01 CONDO
350	752497	0040	7/1/2003	110,000	753	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0150	9/18/2002	114,500	753	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0190	10/9/2002	109,900	753	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0210	10/9/2003	104,000	753	4	1979	3	YES	NO	SAMMAMISHBLUFFS PH I CONDO
350	752497	0220	9/22/2003	96,000	753	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0290	6/24/2002	122,000	753	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0330	7/29/2002	105,000	753	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0370	10/30/2002	133,200	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0380	5/28/2003	129,500	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0420	8/28/2002	135,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0500	6/13/2003	135,000	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0510	4/23/2003	127,000	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0520	7/8/2002	130,000	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0550	2/6/2002	157,000	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0560	5/2/2003	132,500	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0600	10/21/2003	153,000	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0630	3/25/2002	131,900	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0700	4/16/2002	135,500	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0720	5/21/2003	174,500	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0730	12/23/2002	159,900	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0750	2/27/2003	133,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	0760	8/21/2002	145,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	752497	0960	1/24/2002	155,000	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1030	12/18/2003	162,200	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1050	2/13/2004	138,999	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1120	6/28/2002	126,300	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1130	3/13/2002	135,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1170	4/23/2003	131,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1180	2/4/2002	125,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1220	5/28/2003	135,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1300	8/7/2003	137,500	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1310	5/2/2003	127,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1350	11/21/2003	139,750	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1410	9/19/2002	134,950	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1420	8/14/2002	135,500	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1440	3/15/2002	158,990	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1450	2/25/2002	153,600	1,134	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1460	11/14/2003	132,000	912	4	1979	3	NO	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1550	9/24/2003	137,000	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752497	1590	12/11/2003	140,595	912	4	1979	3	YES	NO	SAMMAMISH BLUFFS PH I CONDO
350	752503	0020	9/17/2003	182,500	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0050	7/19/2002	175,000	1,159	4	1989	3	YES	NO	SAMMAMISH CROWN CONDO
350	752503	0100	6/27/2002	179,500	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0150	7/19/2003	174,900	1,159	4	1989	3	YES	NO	SAMMAMISH CROWN CONDO
350	752503	0170	5/29/2003	185,625	1,159	4	1989	3	YES	NO	SAMMAMISH CROWN CONDO
350	752503	0210	6/6/2002	182,500	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0230	1/22/2004	176,000	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0310	10/25/2002	185,000	1,159	4	1989	3	YES	NO	SAMMAMISH CROWN CONDO
350	752503	0370	6/3/2002	193,500	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0380	2/26/2003	185,000	1,159	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752503	0450	3/26/2003	142,000	932	4	1989	3	NO	NO	SAMMAMISH CROWN CONDO
350	752548	0050	3/28/2003	130,000	665	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0070	6/5/2002	130,000	798	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0160	5/17/2002	159,700	873	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0210	10/9/2002	154,000	873	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0230	4/24/2003	158,000	873	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0240	9/9/2003	171,000	873	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	752548	0280	12/19/2002	209,500	1,257	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0360	1/16/2003	187,500	1,086	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0450	7/16/2002	184,950	1,086	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0450	7/24/2003	199,000	1,086	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0470	2/6/2002	184,000	1,094	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0540	9/20/2002	150,000	878	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0580	10/21/2003	182,500	1,093	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0610	3/5/2002	177,000	1,093	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0630	2/19/2002	182,900	1,093	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0650	3/26/2003	157,000	878	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0790	7/11/2002	160,000	879	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0810	8/13/2002	154,000	879	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0890	12/2/2003	181,500	1,101	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0930	8/12/2003	184,000	1,101	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	0950	3/13/2003	152,000	879	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	0960	10/27/2003	155,000	879	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	0980	2/3/2003	156,950	879	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	1000	4/7/2003	157,900	879	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	1070	8/18/2003	221,500	1,276	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	1080	3/13/2002	221,000	1,276	4	1997	3	YES	NO	SAMMAMISH HILLS CONDO
350	752548	1170	3/19/2003	184,000	1,112	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	1190	10/4/2002	160,000	876	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	1210	6/23/2003	184,500	1,064	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	1240	7/30/2003	162,900	876	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752548	1250	12/5/2003	172,000	876	4	1997	3	NO	NO	SAMMAMISH HILLS CONDO
350	752559	0020	4/14/2002	189,000	1,030	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0030	4/21/2003	192,000	1,142	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0070	1/23/2002	188,000	1,053	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0080	9/17/2002	172,000	1,037	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0110	10/30/2002	190,000	1,142	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0120	5/15/2002	130,000	814	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0130	10/14/2003	145,000	818	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0150	12/11/2002	189,900	1,053	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0160	1/25/2002	178,900	1,037	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0200	2/17/2004	154,000	818	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	752559	0250	2/21/2003	259,000	1,880	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0300	8/20/2002	209,950	1,275	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0330	9/10/2003	235,000	1,880	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0360	7/14/2003	235,000	1,876	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0380	2/25/2002	252,000	1,876	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0410	6/25/2003	149,900	818	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0480	5/2/2002	146,000	814	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0520	6/21/2002	189,950	1,155	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0560	3/21/2003	187,000	1,053	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0580	7/2/2003	197,500	1,155	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0590	7/30/2003	144,530	818	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0630	11/26/2002	252,500	1,880	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0660	7/10/2002	249,000	1,876	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0670	12/5/2002	252,500	1,880	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0760	6/19/2003	187,500	1,053	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0780	7/12/2003	193,000	1,155	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0860	12/23/2002	145,000	818	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0870	3/22/2002	184,900	1,155	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	0900	3/8/2004	188,950	1,030	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0920	9/26/2003	150,000	814	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0950	3/16/2004	194,900	1,053	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0970	10/18/2002	245,000	1,880	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	0990	6/11/2002	215,000	1,275	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	1020	2/24/2003	197,000	1,275	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	1040	10/11/2002	249,750	1,876	5	1996	3	NO	NO	SAMMAMISH POINTE CONDO
350	752559	1080	3/24/2004	259,000	1,876	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1130	3/5/2003	197,000	1,155	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1160	4/2/2002	180,000	1,155	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1180	12/3/2002	149,800	814	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1220	2/21/2003	202,950	1,275	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1250	11/6/2003	254,000	1,880	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
350	752559	1260	12/20/2003	205,000	1,275	5	1996	3	YES	NO	SAMMAMISH POINTE CONDO
365	753280	0020	5/8/2003	177,000	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO
365	753280	0060	8/15/2003	173,600	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO
365	753280	0070	9/12/2003	209,950	1,408	4	1968	3	NO	NO	SAN SOUCI CONDO
365	753280	0090	12/16/2002	178,000	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO
365	753280	0120	3/21/2003	175,000	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	753280	0220	8/15/2003	182,500	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO
365	753280	0240	2/12/2004	190,000	1,080	4	1968	3	NO	NO	SAN SOUCI CONDO
350	768393	0010	2/20/2004	290,462	1,429	4	1994	3	YES	NO	SECOND AVENUE TOWNHOMES CONDO
350	779570	0050	6/12/2002	230,000	1,312	5	1992	3	NO	YES	SILVER RUN CONDO
365	794135	0030	12/5/2003	256,000	1,802	4	1993	3	NO	NO	SPRINGTREE LANE CONDO
365	794135	0140	5/11/2002	241,000	1,607	4	1993	3	NO	NO	SPRINGTREE LANE CONDO
365	794135	0160	10/8/2003	210,000	1,251	4	1993	3	NO	NO	SPRINGTREE LANE CONDO
350	794207	0020	7/17/2003	217,500	1,320	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0100	9/5/2002	245,000	1,428	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0120	10/28/2002	197,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0210	3/22/2002	244,990	1,428	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0250	7/8/2003	212,000	1,320	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0280	2/20/2002	210,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0300	1/25/2002	210,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0310	11/17/2003	255,950	1,428	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0330	5/15/2003	209,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0350	9/3/2003	203,500	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0380	11/12/2003	212,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0390	8/13/2002	209,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0430	9/25/2003	207,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0450	10/23/2002	198,900	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0460	11/15/2002	199,900	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0470	3/26/2003	254,950	1,428	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0490	6/13/2002	224,000	1,320	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0500	6/21/2002	216,000	1,320	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0510	6/22/2002	234,000	1,323	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0520	4/25/2003	237,200	1,323	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	794207	0580	12/19/2002	208,000	1,214	5	1993	3	YES	NO	SPYGLASS HILL PH 01 CONDO
350	807865	0050	5/14/2003	192,000	1,154	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0070	7/5/2002	189,900	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0090	6/19/2002	161,600	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0100	4/26/2002	177,500	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0120	11/11/2002	182,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0150	3/4/2004	181,000	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0160	4/10/2003	165,000	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0180	1/8/2002	177,000	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0220	5/30/2002	179,000	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
350	807865	0240	7/22/2002	183,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0250	2/2/2004	189,900	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0270	11/20/2002	166,450	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0290	3/27/2002	192,850	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0300	8/21/2002	179,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0330	1/16/2003	171,900	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0340	5/24/2002	149,950	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0380	5/10/2002	204,693	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0440	2/13/2002	194,000	1,154	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0450	6/24/2003	155,500	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0460	3/20/2003	172,500	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0480	7/14/2003	186,500	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0510	10/7/2002	213,500	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0510	2/25/2003	217,500	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0520	3/26/2003	232,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0530	8/25/2003	245,350	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0570	10/10/2002	192,000	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0620	2/17/2004	185,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0660	12/12/2003	158,000	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0700	9/9/2003	218,500	1,243	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0700	9/9/2003	218,500	1,243	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0710	8/20/2003	220,000	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0790	12/19/2003	186,900	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0800	11/25/2002	183,500	1,006	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0820	11/26/2003	177,000	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0830	2/20/2002	189,900	1,154	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0840	11/18/2002	151,950	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0840	10/27/2003	156,000	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0850	6/23/2003	170,000	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0860	4/25/2003	205,750	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0870	7/21/2003	180,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0880	4/17/2002	169,500	1,006	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0890	11/19/2003	253,500	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	0900	11/14/2002	215,000	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1020	6/24/2003	185,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
350	807865	1030	11/18/2002	200,000	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1070	8/6/2003	190,000	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1090	5/9/2002	247,500	1,864	4	1999	3	YES	NO	SUMMERHILL VILLAGE CONDO
350	807865	1110	3/12/2002	231,995	1,293	4	1999	3	YES	NO	SUMMERHILL VILLAGE CONDO
350	807865	1140	12/18/2003	186,000	1,021	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1170	11/25/2002	148,000	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1220	10/23/2002	184,500	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1250	8/5/2003	172,000	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1260	6/18/2003	207,900	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1320	2/18/2004	256,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1330	8/6/2003	255,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1330	3/28/2002	250,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1370	2/17/2004	200,000	1,169	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1380	4/10/2002	176,000	985	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1400	8/20/2003	207,500	1,154	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1410	10/17/2002	185,000	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1420	12/19/2003	190,000	1,037	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1430	7/10/2002	262,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1450	8/20/2003	215,000	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1460	5/23/2002	265,000	1,864	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1520	6/26/2002	219,000	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1530	2/21/2003	220,000	1,293	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1600	9/25/2002	178,500	1,028	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1610	12/16/2002	198,000	1,154	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	807865	1620	6/13/2003	158,300	815	4	1999	3	NO	NO	SUMMERHILL VILLAGE CONDO
350	813890	0010	7/23/2002	210,800	1,015	4	1995	3	YES	NO	SUNSET WAY TOWNHOMES CONDO
365	857981	0040	12/9/2002	173,000	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0050	3/11/2003	165,000	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0110	7/10/2002	163,000	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0120	3/19/2003	164,500	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0150	7/29/2003	167,000	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0160	9/16/2002	159,500	976	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0170	4/14/2002	136,000	849	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0200	3/3/2003	146,000	856	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0230	5/17/2002	144,000	859	2	1986	3	NO	NO	TENTH PLACE AT

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											BELLEVUE CONDO
365	857981	0240	5/28/2002	157,400	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0270	3/14/2002	135,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0270	12/6/2003	152,400	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0300	6/9/2003	157,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0310	1/22/2002	136,500	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0340	6/25/2003	163,888	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0370	7/9/2003	148,000	856	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0390	8/15/2003	149,750	856	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0460	4/25/2003	157,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0480	1/26/2004	160,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0520	1/12/2004	162,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0570	11/3/2003	159,950	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0580	7/31/2002	148,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0590	2/14/2003	162,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0640	6/21/2002	137,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0670	8/11/2003	161,750	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0680	7/24/2003	155,000	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
365	857981	0720	5/20/2003	163,200	859	2	1986	3	NO	NO	TENTH PLACE AT BELLEVUE CONDO
350	861460	0040	6/14/2002	345,000	2,009	6	1999	3	NO	NO	THOMPSON TOWNHOMES CONDO
350	861460	0110	2/13/2004	305,000	1,836	6	1999	3	NO	NO	THOMPSON TOWNHOMES CONDO
350	864415	0130	1/29/2003	205,000	1,153	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0140	5/30/2003	204,000	1,090	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0190	4/10/2002	203,000	1,090	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0220	11/26/2003	219,950	1,153	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0230	9/30/2003	218,000	1,153	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0260	10/17/2003	210,000	1,153	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0280	12/12/2003	206,000	1,090	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
350	864415	0290	10/3/2003	195,000	1,090	4	1993	3	YES	NO	TIBBETTS CREEK TOWNHOMES CONDO
365	866440	0030	9/6/2002	233,500	1,296	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0110	3/24/2003	215,000	1,191	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0170	8/28/2003	257,500	1,369	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0240	7/18/2003	248,000	1,362	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0260	10/6/2003	225,000	1,191	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0410	11/20/2003	258,950	1,369	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0450	7/10/2003	263,000	1,369	4	1990	3	NO	NO	TOWNE CREST

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
365	866440	0510	4/23/2002	215,000	1,191	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0520	10/8/2003	212,000	1,191	4	1990	3	NO	NO	TOWNE CREST CONDO
365	866440	0530	10/13/2003	249,000	1,369	4	1990	3	NO	NO	TOWNE CREST CONDO
350	868205	0120	9/23/2002	199,000	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0160	2/12/2002	254,500	1,430	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0190	5/9/2002	266,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0200	1/20/2004	215,000	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0210	3/20/2002	211,187	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0220	8/8/2002	207,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0230	1/2/2002	199,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0240	4/18/2002	274,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0260	1/25/2002	199,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0270	1/29/2002	206,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0310	11/22/2002	279,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0320	3/7/2002	207,400	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0330	2/7/2002	214,950	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0350	7/8/2002	203,000	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0360	6/25/2002	274,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0420	1/16/2003	277,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0420	1/2/2002	282,500	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0430	7/18/2003	289,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0440	4/16/2003	258,700	1,430	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0450	3/21/2002	206,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0460	3/13/2002	209,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0470	4/8/2002	259,950	1,462	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0480	7/11/2002	274,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0490	12/12/2002	284,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0500	1/8/2003	264,950	1,430	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0510	8/19/2002	209,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0510	12/2/2002	218,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0510	12/2/2002	218,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0520	8/15/2002	219,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0530	8/1/2002	262,450	1,465	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0540	5/1/2002	295,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0550	7/21/2003	280,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											ISSAQAH RIDGE
350	868205	0560	10/18/2002	222,535	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0570	2/14/2003	228,000	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0580	10/31/2002	217,000	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0590	10/18/2002	209,950	1,065	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0600	4/9/2003	285,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0630	3/20/2002	290,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0640	7/19/2002	209,950	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0650	4/18/2002	211,950	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0660	4/8/2002	212,500	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0670	10/9/2002	204,950	1,060	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0680	2/14/2003	284,950	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0690	10/16/2002	285,000	1,730	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0710	12/20/2002	219,475	1,058	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0720	11/25/2002	219,950	1,059	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0730	1/13/2003	229,950	1,058	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
350	868205	0740	3/6/2003	304,950	1,728	4	2000	3	YES	NO	TRILLIUM HEIGHTS AT ISSAQAH RIDGE
365	872580	0070	4/30/2003	117,000	923	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0080	11/18/2003	122,400	923	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0340	10/23/2003	122,500	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0360	11/22/2002	129,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0390	12/9/2003	130,500	976	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0420	4/28/2003	120,000	976	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0430	10/29/2002	131,440	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0440	4/19/2002	131,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0510	10/10/2003	135,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0520	12/18/2002	125,750	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0570	4/22/2002	124,950	976	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0580	9/3/2003	128,950	976	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0610	6/25/2003	135,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0660	11/4/2002	122,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0670	7/18/2002	122,500	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0710	6/2/2003	126,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0780	6/9/2003	130,500	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0790	3/18/2002	132,500	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0790	11/24/2003	135,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
365	872580	0810	1/19/2003	128,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0860	12/6/2002	141,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
365	872580	0920	4/8/2002	131,000	1,052	4	1979	3	NO	NO	12TH PLACE PHASE I CONDO
350	889990	0040	10/10/2003	266,000	1,690	4	1996	3	YES	NO	VICTORIAN LANE CONDO
365	894412	0060	7/22/2002	141,000	1,027	4	1972	0	NO	NO	VILLA PHASE I THE CONDO
365	894412	0080	5/24/2002	180,000	1,373	4	1972	0	NO	NO	VILLA PHASE I THE CONDO
365	894412	0190	5/21/2003	180,000	1,190	4	1972	0	NO	NO	VILLA PHASE I THE CONDO
365	894412	0210	11/24/2003	169,000	1,190	4	1972	0	NO	NO	VILLA PHASE I THE CONDO
365	894419	0090	3/6/2002	188,186	1,163	4	1980	2	NO	NO	VILLA 156 CONDO
365	894419	0110	7/15/2003	168,000	1,047	4	1980	2	NO	NO	VILLA 156 CONDO
365	894419	0120	7/24/2003	160,000	1,047	4	1980	2	NO	NO	VILLA 156 CONDO
365	894419	0150	4/1/2003	173,000	1,047	4	1980	2	NO	NO	VILLA 156 CONDO
365	894419	0170	10/14/2003	170,000	1,047	4	1980	2	NO	NO	VILLA 156 CONDO
365	894425	0100	6/18/2002	178,000	1,042	4	1978	3	YES	NO	VILLA VIEW CONDO
365	894425	0120	8/14/2002	178,000	1,043	4	1978	3	YES	NO	VILLA VIEW CONDO
350	894440	0050	8/26/2002	156,600	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0070	5/30/2002	155,000	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0100	8/29/2002	157,900	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0130	10/28/2002	168,900	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0140	1/15/2003	170,350	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0190	11/21/2002	172,000	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0210	8/1/2002	170,000	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0220	11/17/2003	170,000	874	5	1994	3	NO	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0250	4/26/2002	133,000	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0250	1/24/2003	133,000	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0290	10/1/2002	130,000	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0320	11/10/2003	228,500	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0350	11/18/2002	134,000	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0400	3/22/2002	220,000	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0440	8/21/2003	220,000	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	894440	0480	12/16/2002	222,500	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0510	10/13/2003	139,950	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0550	3/26/2003	139,000	640	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0560	11/25/2002	215,000	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0600	3/10/2003	219,220	1,196	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0630	8/23/2002	172,500	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0640	7/17/2003	169,000	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0650	11/23/2002	166,200	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0660	3/14/2002	171,500	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0680	2/19/2002	176,000	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0690	4/24/2003	178,000	874	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0710	6/25/2002	123,600	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0730	9/11/2002	132,800	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0750	1/17/2003	127,500	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0770	9/22/2003	139,950	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0790	2/20/2002	133,500	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0850	9/3/2002	139,900	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0950	5/7/2003	134,000	653	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	0980	7/17/2002	236,000	1,322	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894440	1000	9/22/2003	237,500	1,322	5	1994	3	YES	NO	VILLAGE AT MONTREUX PH 01 CONDO
350	894448	0020	2/10/2003	275,000	1,434	5	2000	3	NO	NO	VILLAGE GREEN CONDO
350	894448	0060	5/19/2003	315,000	1,885	5	2000	3	NO	NO	VILLAGE GREEN CONDO
350	894448	0070	7/2/2003	315,000	1,885	5	2000	3	NO	NO	VILLAGE GREEN CONDO
350	894448	0080	3/1/2004	294,950	1,434	5	2000	3	NO	NO	VILLAGE GREEN CONDO
350	894448	0090	2/19/2002	274,900	1,434	5	2000	3	NO	NO	VILLAGE GREEN CONDO
350	894448	0160	9/23/2002	279,000	1,434	5	2000	3	NO	NO	VILLAGE GREEN

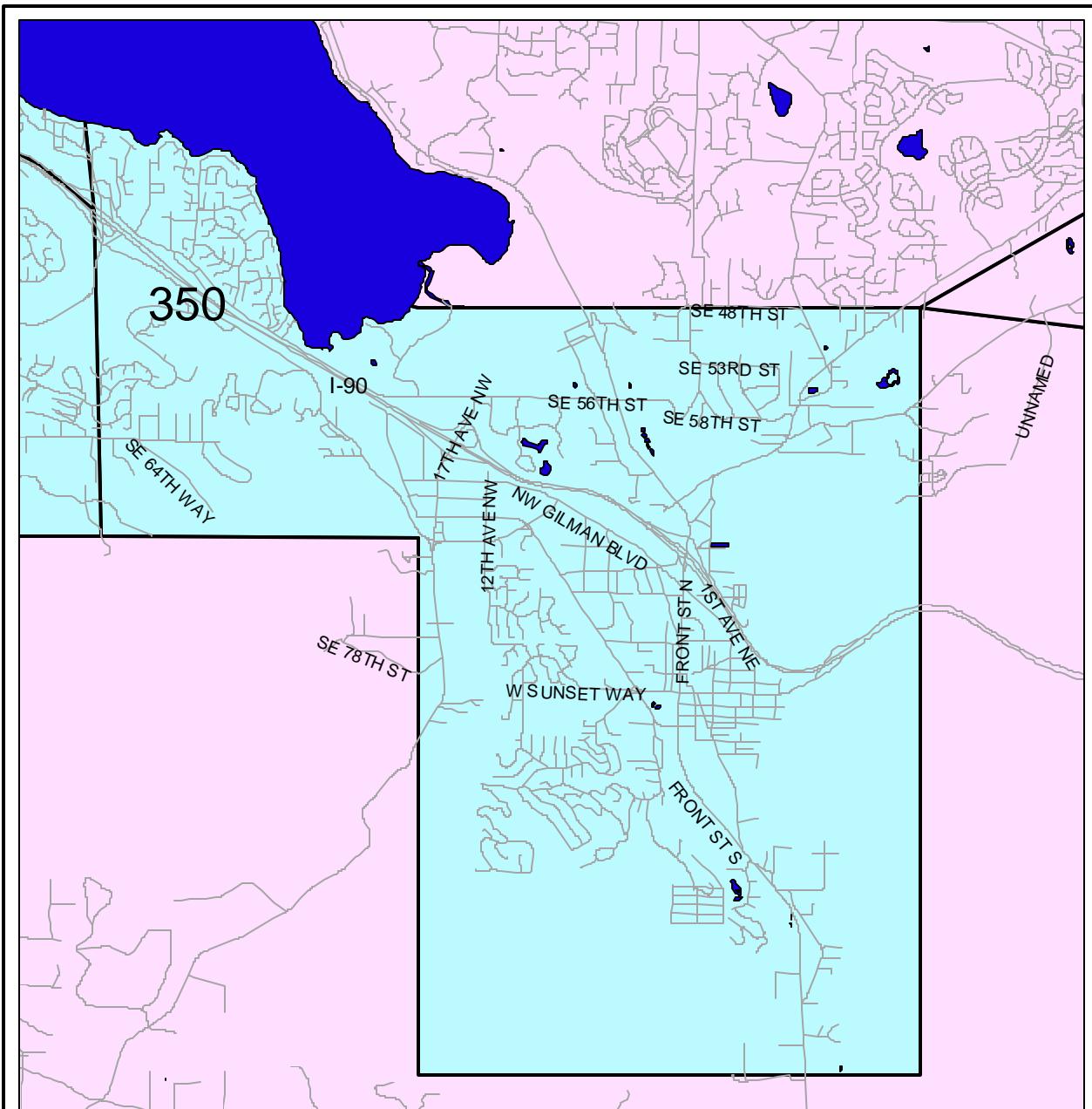
Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											CONDO
350	894448	0190	7/30/2003	315,000	1,885	5	2000	3	NO	NO	VILLAGE GREEN CONDO
365	939980	0010	12/31/2003	375,000	1,377	5	1999	3	NO	NO	WILBURTON CREST CONDO
365	939980	0020	5/16/2002	360,000	1,376	5	1999	3	NO	NO	WILBURTON CREST CONDO
365	939980	0030	2/18/2003	365,000	1,385	5	1999	3	NO	NO	WILBURTON CREST CONDO
365	951100	0240	3/13/2003	220,000	1,306	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0320	5/15/2003	270,000	1,722	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0320	5/15/2002	260,000	1,722	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0430	10/7/2002	285,000	2,137	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0450	11/24/2003	300,000	2,604	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0510	8/27/2003	289,950	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0580	10/10/2002	280,000	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0630	9/19/2003	285,000	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0630	1/17/2002	245,000	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0640	4/14/2003	355,000	2,021	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0670	3/10/2004	332,500	2,053	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0730	8/13/2002	290,000	2,437	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0750	5/23/2002	297,000	2,053	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0760	4/16/2003	283,000	1,781	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0780	8/29/2003	234,950	1,361	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0860	4/9/2003	275,500	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	0960	9/23/2002	344,500	1,637	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	1110	9/8/2003	320,000	2,098	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	1270	7/15/2003	310,000	2,098	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO
365	951100	1380	3/27/2003	294,000	1,682	6	1973	3	NO	NO	WOODCREEK DIV NO 01 CONDO

## Sales Removed From Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Comments
350	010320	0030	12/6/2002	28,670	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
350	081787	0010	5/13/2002	232,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
350	192800	0210	2/14/2002	163,500	BUILDER OR DEVELOPER SALES;
350	276970	0010	1/13/2003	200,000	NON-REPRESENTATIVE SALE;
350	276980	0030	3/22/2002	36,672	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
350	349650	0070	4/26/2002	217,708	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; FORCED SALE; AND OTHER WARNINGS;
350	362960	0080	2/8/2002	139,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
350	362960	0160	3/11/2002	141,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
350	363030	0240	3/25/2002	105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
350	378160	0030	6/6/2003	127,000	RELOCATION - SALE TO SERVICE;
350	378160	0030	6/6/2003	127,000	RELOCATION - SALE BY SERVICE;
350	607305	0280	6/17/2002	145,000	RELOCATION - SALE TO SERVICE;
350	607305	0280	6/20/2002	145,000	RELOCATION - SALE BY SERVICE;
350	730330	0270	10/14/2002	171,500	RELOCATION - SALE TO SERVICE;
350	730330	0270	10/14/2002	155,000	RELOCATION - SALE BY SERVICE;
350	730330	0300	4/17/2003	132,000	EXEMPT FROM EXCISE TAX;
350	752503	0340	7/27/2002	154,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
350	752548	0010	12/9/2003	1,000	EASEMENT OR RIGHT-OF-WAY;
350	752548	0190	1/8/2003	28,513	RELATED PARTY, FRIEND, OR NEIGHBOR;
350	752548	0630	7/17/2003	87,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
350	752548	0680	9/15/2003	145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
350	752548	0880	4/29/2003	152,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
350	752548	1160	5/9/2003	166,200	QUESTIONABLE PER APPRAISAL
350	752559	0080	12/13/2002	178,957	QUESTIONABLE PER APPRAISAL
350	752559	0400	6/27/2003	183,900	GOVERNMENT AGENCY;
350	752559	0710	10/12/2003	122,848	QUIT CLAIM DEED;
350	752559	1250	11/6/2003	254,000	RELOCATION - SALE TO SERVICE;
350	752559	1310	12/30/2002	88,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
350	768393	0060	7/22/2003	98,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
350	807865	0020	1/26/2002	81,300	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
350	807865	1250	4/17/2002	173,200	RELOCATION - SALE TO SERVICE;
350	807865	1250	4/26/2002	173,200	RELOCATION - SALE BY SERVICE;
350	861460	0010	1/14/2002	310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
350	864415	0300	10/1/2002	185,000	QUESTIONABLE PER APPRAISAL
350	868205	0610	1/8/2003	260,000	MULTI-PARCEL SALE;
350	868205	0620	1/8/2003	260,000	MULTI-PARCEL SALE;
350	868205	0670	10/11/2002	204,950	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
350	894440	0080	2/11/2002	156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
350	894440	0810	8/22/2003	125,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
365	025550	0160	5/6/2003	130,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;

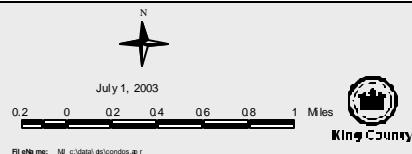
Nbhd	Major	Minor	Sale Date	Sale Price	Comments
365	029378	0180	5/15/2003	206,600	QUESTIONABLE PER APPRAISAL
365	070100	0050	12/30/2003	126,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	129280	0180	9/16/2002	50,257	QUIT CLAIM DEED; STATEMENT TO DOR;
365	168400	0310	3/14/2002	75,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
365	185400	0140	3/21/2003	181,000	QUESTIONABLE PER APPRAISAL
365	261916	0020	11/5/2003	128,223	PARTIAL INTEREST (1/3, 1/2, Etc.);
365	261916	0470	10/17/2002	104,585	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
365	278910	0480	9/12/2002	158,000	RELOCATION - SALE TO SERVICE;
365	327487	0220	4/2/2003	108,000	RELOCATION - SALE TO SERVICE;
365	327487	0220	7/1/2002	89,000	QUESTIONABLE PER APPRAISAL
365	327487	0510	1/18/2002	43,830	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
365	327487	0740	3/29/2002	120,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR;
365	327487	1040	1/27/2003	119,000	RELOCATION - SALE TO SERVICE;
365	327487	1040	1/27/2003	119,000	RELOCATION - SALE BY SERVICE;
365	358690	0050	7/28/2003	234,500	RELOCATION - SALE TO SERVICE;
365	398690	0140	3/19/2002	202,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
365	398690	0540	4/20/2002	86,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
365	620820	0480	12/8/2003	128,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
365	638995	0510	1/10/2003	212,500	QUESTIONABLE PER APPRAISAL
365	638995	0560	9/25/2003	49,451	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
365	638995	0570	12/23/2002	103,627	PARTIAL INTEREST (1/3, 1/2, Etc.);
365	638995	0990	11/22/2002	176,500	RELOCATION - SALE TO SERVICE;
365	638996	0030	6/9/2003	418,045	QUIT CLAIM DEED; MULTI-PARCEL SALE;
365	638996	0040	6/9/2003	418,045	QUIT CLAIM DEED; MULTI-PARCEL SALE;
365	644870	0010	3/27/2002	64,860	NON-PROFIT ORGANIZATION;
365	644870	0010	11/19/2002	64,860	NON-PROFIT ORGANIZATION;
365	660080	0800	8/20/2003	83,000	QUESTIONABLE PER APPRAISAL;
365	660080	0900	3/6/2002	4,734	QUIT CLAIM DEED;
365	857981	0670	8/7/2003	161,750	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
365	866440	0130	7/10/2002	180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
365	872580	0080	8/1/2002	73,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
365	872580	0450	5/6/2002	50,010	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;

## Area 350 Neighborhood Map



### Neighborhood 350

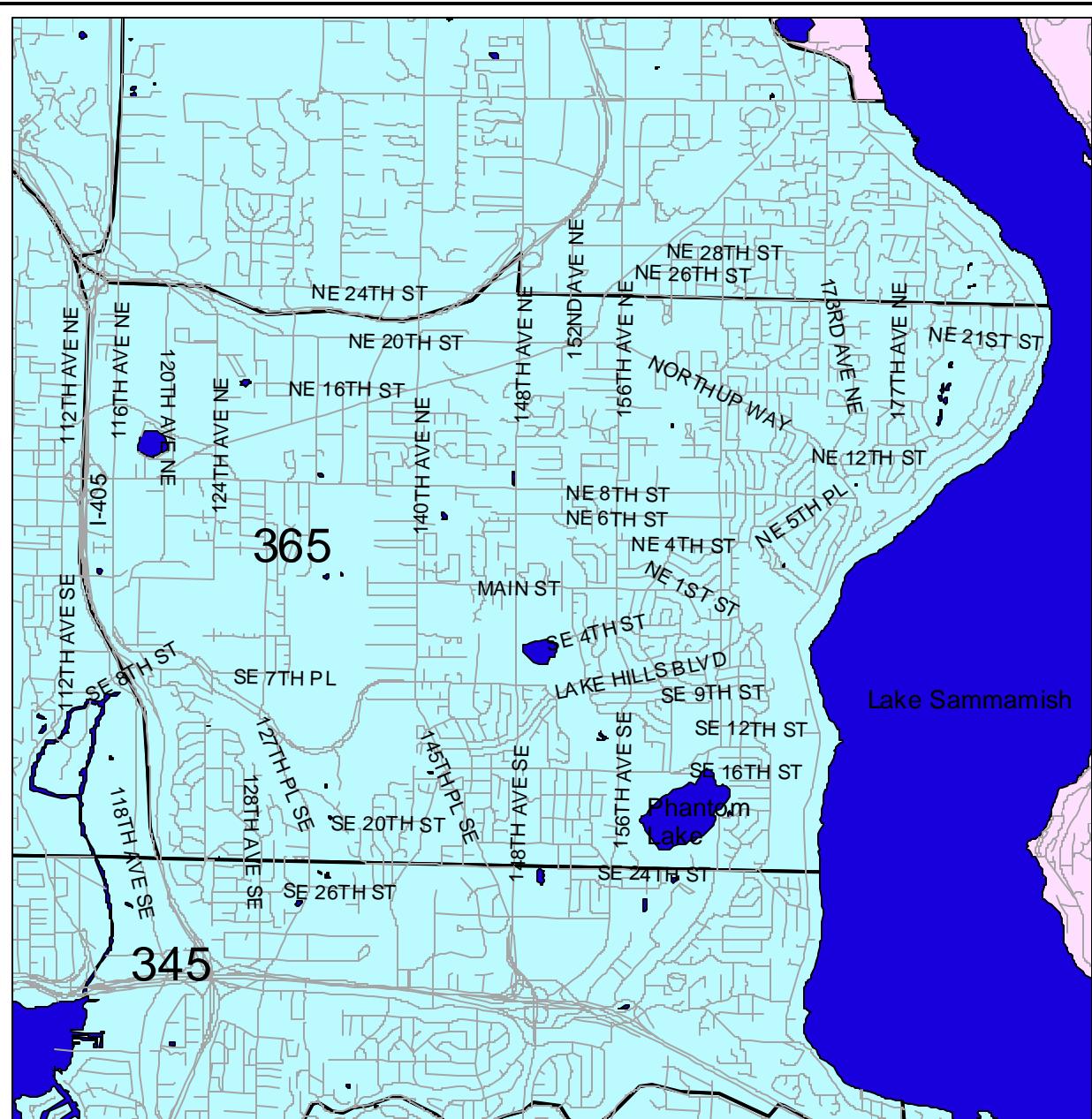
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, incidental, or consequential damages resulting from the use, but not limited to, lost revenues or lost profits resulting from the use or mis-use of the information contained on this map. Any sale of this map or information on the map is prohibited except by written permission of King County.



#### Legend

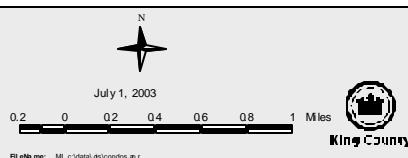
	Streets.shp
	Openwater.shp
	Specareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 365 Neighborhood Map



### Neighborhood 365

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#### Legend

	Streets.shp
	Openwater.shp
	Specareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

**Condominium Mass Appraisal Report**

**2004 Assessment Roll**

# **Northeast King County**

**Specialty Neighborhood 380, 390 and 395**

**For 2005 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Scott Noble, Assessor**

## Executive Summary Report

Appraisal Date: 1/1/2004 – 2004 Assessment Roll

Area Name: Northeast King County; Areas 380, 390 and 395.

Previous Physical Inspection: 1998-2000 Assessment Year.

### Sales - Improved Summary:

Number of Sales: 829

Range of Sale Dates: 1/1/2002 to 12/31/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$25,300	\$145,400	\$170,700	\$177,200	96.3%	7.24%
2004 Value	\$26,400	\$143,800	\$170,200	\$177,200	96.0%	6.15%
Change	+\$1,100	-\$1,600	-\$500		-0.3%	-1.09%
% Change	+4.3%	-1.1%	-0.3%		-0.3%	-15.06%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.09% and -15.06% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2003 Value		\$24,700	\$137,000	\$161,700
2004 Value		\$25,800	\$135,900	\$161,700
Percent Change		+4.5%	-0.8%	+0.0%

Number of improved Parcels in the Population: 3611

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

## Part One – Premises of the Mass Appraisal

### ***Appraisal Team members and participation***

Craig Johnson and [Scott Hamilton](#) made up the appraisal team responsible for physical inspection and value selection in the Northeast King County. [Scott Hamilton](#) inspected the condominiums to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. [Scott](#) reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

### ***Assumptions & Limiting Conditions***

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the [2004](#) Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

### ***Scope of the Appraisal***

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for [Northeast King County](#). Our sales sample consists of [829](#) residential living units that sold during the 24-month period between January 1, 2002 and December 31, 2003. The model was applied to all of the [3,611](#) total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty commercial appraisers.

## Part Two Presentation of Data

### ***Identification of the area***

#### **Name or Designation**

Northeast King County

#### **Area, neighborhood, and location data**

The Physically inspected portion of the [Northeast King County](#) includes Specialty Neighborhoods 380: Juanita, 390: Inglewood and 395: Kingsgate.

#### **Boundaries:**

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

**Area 380** is bounded on the North by NE 132<sup>nd</sup> Street, on the South by Lake Washington and NE 19<sup>th</sup> Avenue, on the East by 132<sup>nd</sup> Avenue and the BNSF railroad and on the West by Lake Washington.

**Area 390** is bounded on the North by the Sammamish River, on the South by NE 132<sup>nd</sup> Street, on the East by I-405 and on the West by Lake Washington.

**Area 395** is bounded on the North by NE 160<sup>th</sup> Street, on the South by NE 132<sup>nd</sup> Street, on the East by 132<sup>nd</sup> Avenue NE and on the West by I-405.

#### **Maps**

General maps of the Specialty Neighborhoods included in the [Northeast King County](#) area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

#### **Zoning and legal/political consideration**

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

## Part Three -- Analysis of Data and Conclusions

### ***Highest and best use analysis and location of conclusions***

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and are therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

### ***Sales comparison approach model description***

Northeast King County sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's records. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### **Model specification**

After analyzing the sales ratios, property characteristics and market tendencies, the current values for the area were found to be adequate. The only adjustments made were to certain projects depending on their overall sales ratio level

### **Model calibration**

The model is calibrated as follows:

**EMV = IF Major=154183, 426445 then 2004 total appraised value x .90, If Major= 150790, 165750, 221219, 247500, 306615, 358260, 375648, 376310, 387130, 387550, 508968 or 932575 then 2004 total appraised value x .95, If Major=785995 then 2004 total appraised value x 1.05, If major=058650, 278720, 337680, 375529, 510442, 732880, 750449, 929050, then 2004 total appraised value x 1.10, If Major=101210, 375340, 745990 then 2004 total appraised value x 1.15, otherwise 2004 total appraised value x 1.0.**

The resulting total value is rounded down to the next \$1,000.

\*EMV stands for Estimated Market Value and represents the modeled value for the 2004 assessment year.

## **Model validation**

[Scott Hamilton](#) individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraiser, he could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

## ***Reconciliation and Conclusion:***

### **Ratio study**

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

# Addenda

Ratio Reports

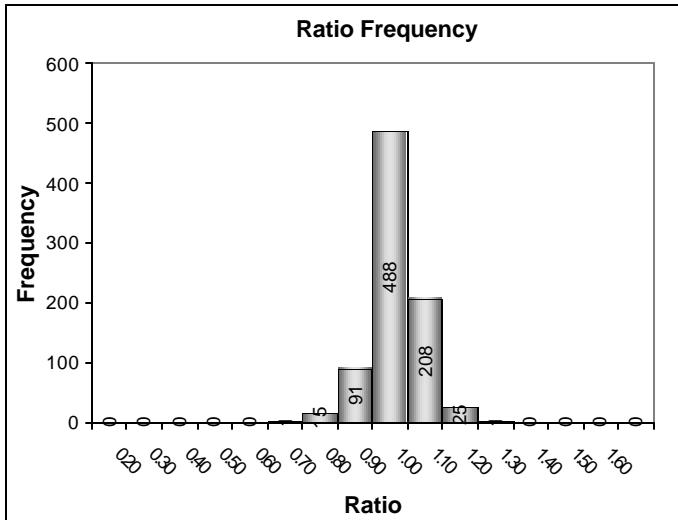
Sales Lists

Specialty Neighborhood Maps

# Physical Inspection Ratio Report (Before)

2003 Values

<b>District/Team:</b> Commercial/West	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>380, 390 and 395</b>	<b>Appr ID:</b> <b>CJOH</b>	<b>Property Type:</b> <b>Residential Condominiums</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 829 <b>Mean Assessed Value</b> 170,700 <b>Mean Sales Price</b> 177,200 <b>Standard Deviation AV</b> 58,724 <b>Standard Deviation SP</b> 62,190			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.968 <b>Median Ratio</b> 0.967 <b>Weighted Mean Ratio</b> 0.963			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.655 <b>Highest ratio:</b> 1.205 <b>Coefficient of Dispersion</b> 5.47% <b>Standard Deviation</b> 0.070 <b>Coefficient of Variation</b> 7.24%			
<b>Price Related Differential (PRD)</b> 1.005			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.962 Upper limit 0.971			
<b>95% Confidence: Mean</b> Lower limit 0.963 Upper limit 0.973			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3611 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.070 <b>Recommended minimum:</b> 8 <b>Actual sample size:</b> 829 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 419 # ratios above mean: 410 Z: 0.313 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



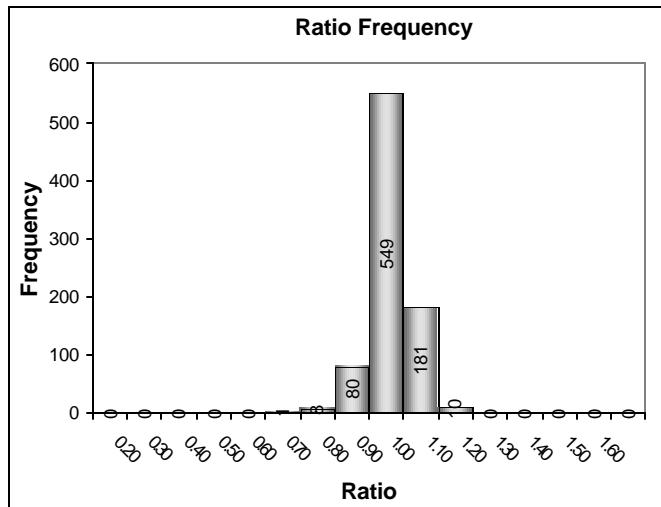
**COMMENTS:**

Residential Condominiums throughout areas  
Neighborhoods 380, 390 and 395.

# Physical Inspection Ratio Report (After)

2004 Values

<b>District/Team:</b> Commercial/West	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 380, 390 and 395	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	829		
<i>Mean Assessed Value</i>	170,200		
<i>Mean Sales Price</i>	177,200		
<i>Standard Deviation AV</i>	58,992		
<i>Standard Deviation SP</i>	62,190		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.964		
<i>Median Ratio</i>	0.963		
<i>Weighted Mean Ratio</i>	0.960		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.655		
<i>Highest ratio:</i>	1.174		
<i>Coefficient of Dispersion</i>	4.64%		
<i>Standard Deviation</i>	0.059		
<i>Coefficient of Variation</i>	6.15%		
<i>Price Related Differential (PRD)</i>	1.004		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.959		
<i>Upper limit</i>	0.968		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.960		
<i>Upper limit</i>	0.968		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	3611		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.059		
<i>Recommended minimum:</i>	6		
<i>Actual sample size:</i>	829		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	419		
<i># ratios above mean:</i>	410		
<i>Z:</i>	0.313		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



## COMMENTS:

Residential Condominiums throughout areas 380, 390 and 395.

Both assessment level and uniformity have been improved by application of the recommended values.

## Sales Used In Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	028330	0030	4/25/2002	129,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0040	9/24/2002	169,950	1,275	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0250	12/19/2002	165,000	1,275	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0320	7/23/2002	135,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0350	3/4/2003	148,400	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0360	4/24/2002	148,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0400	11/24/2003	139,950	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0400	4/17/2002	138,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0600	8/15/2002	156,500	1,078	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0630	5/7/2002	135,950	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0660	5/1/2003	128,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0670	9/19/2003	164,500	1,275	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0700	10/16/2003	133,450	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0720	10/16/2002	132,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0750	6/23/2003	148,500	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0770	7/31/2003	143,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0820	8/18/2003	142,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	028330	0930	9/12/2003	176,500	1,338	4	1980	3	NO	NO	ARROWOOD PHASE I Condo
380	058645	0010	6/3/2002	169,500	1,025	4	1983	3	YES	NO	BAY VISTA ESTATES Condo
380	058645	0080	4/22/2002	177,950	1,025	4	1983	3	YES	NO	BAY VISTA ESTATES Condo
380	058645	0100	9/25/2003	178,500	1,025	4	1983	3	YES	NO	BAY VISTA ESTATES Condo
380	058650	0130	12/18/2002	228,780	1,318	6	1978	3	NO	NO	BAYCREST Condo
380	058650	0190	5/2/2002	265,000	1,710	6	1978	3	NO	NO	BAYCREST Condo
380	058650	0210	8/26/2003	248,950	1,318	6	1978	3	NO	NO	BAYCREST Condo
380	058650	0220	12/3/2002	232,000	1,318	6	1978	3	NO	NO	BAYCREST Condo
380	058650	0230	6/3/2002	290,000	1,710	6	1978	3	NO	NO	BAYCREST Condo
380	059050	0010	11/20/2002	405,000	1,303	6	1976	3	YES	YES	BAYVIEW ON THE LAKE PH I Condo
380	059050	0350	7/8/2002	248,000	1,421	6	1976	3	YES	YES	BAYVIEW ON THE LAKE PH I Condo
380	059050	0440	1/2/2002	225,000	1,421	6	1976	3	YES	YES	BAYVIEW ON THE LAKE PH I Condo
380	059050	0450	7/23/2002	237,500	1,421	6	1976	3	YES	YES	BAYVIEW ON THE LAKE PH I Condo
380	059050	0490	3/27/2002	240,000	1,421	6	1976	3	YES	YES	BAYVIEW ON THE LAKE PH I Condo
380	059390	0110	11/20/2003	170,000	1,097	4	1990	3	NO	NO	BEACH VIEW TERRACE Condo
380	059390	0120	12/3/2003	216,000	1,102	4	1990	3	YES	NO	BEACH VIEW TERRACE Condo
380	101210	0070	12/11/2002	205,000	1,266	4	1980	3	NO	NO	BOWIE PLACE Condo
380	101210	0150	10/6/2003	169,950	1,148	4	1980	3	NO	NO	BOWIE PLACE Condo
380	101210	0180	11/13/2003	196,900	1,148	4	1980	3	NO	NO	BOWIE PLACE Condo
380	101210	0200	12/17/2002	162,300	1,266	4	1980	3	NO	NO	BOWIE PLACE Condo
380	101210	0300	9/24/2003	181,400	1,266	4	1980	3	NO	NO	BOWIE PLACE Condo
380	131092	0010	9/5/2003	131,310	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0080	6/6/2002	150,000	943	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0110	10/13/2003	130,000	909	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0120	11/5/2003	140,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0130	9/18/2003	144,000	921	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	131092	0140	9/17/2003	130,000	909	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0220	11/17/2003	147,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0230	9/20/2002	125,000	888	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0240	5/15/2003	130,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0250	7/15/2002	125,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0300	11/19/2003	167,000	943	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0540	10/9/2002	131,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0550	10/28/2002	135,000	909	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0650	9/24/2003	135,000	895	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0660	12/15/2003	139,450	888	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	131092	0700	11/17/2003	173,950	945	4	1981	3	NO	NO	CAMBRIDGE PLACE PH 01 Condo
380	145060	0110	7/10/2003	147,000	1,000	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0120	5/21/2002	142,950	1,000	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0180	11/27/2002	132,000	872	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0230	7/22/2002	126,000	1,000	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0330	8/26/2003	136,000	827	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0350	11/13/2002	143,500	827	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0380	9/24/2003	134,950	872	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0510	7/26/2002	145,000	687	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0550	6/12/2003	156,500	1,198	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0700	2/20/2002	113,000	827	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0730	5/3/2002	122,000	856	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0760	10/10/2002	134,150	1,000	4	1977	3	NO	NO	CEDAR MILL Condo
380	145060	0800	1/2/2003	145,000	1,000	4	1977	3	NO	NO	CEDAR MILL Condo
380	147155	0030	4/3/2002	212,000	1,360	4	1990	3	NO	NO	CEDAR TOWNHOMES Condo
380	154183	0020	9/6/2002	247,500	1,315	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0050	1/30/2002	179,500	1,111	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0070	4/18/2002	170,000	1,111	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0130	4/25/2002	174,500	957	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0150	12/5/2003	219,000	1,315	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0160	9/16/2002	234,500	1,315	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0170	3/27/2002	215,000	1,209	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0200	3/4/2002	180,000	1,111	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	154183	0220	12/22/2003	174,000	1,111	4	1999	3	NO	NO	CHELSEA COURTE Condo
380	165750	0040	5/30/2002	230,000	1,782	6	1984	3	NO	NO	COBBLESTONE Condo
380	165750	0060	6/10/2002	235,000	1,824	6	1984	3	NO	NO	COBBLESTONE Condo
380	165750	0090	4/28/2003	259,500	1,930	6	1984	3	NO	NO	COBBLESTONE Condo
380	165750	0110	1/23/2002	232,400	1,930	6	1984	3	NO	NO	COBBLESTONE Condo
380	178940	0010	9/16/2002	147,600	1,026	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0150	10/13/2003	144,950	857	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0200	4/15/2002	150,900	1,095	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0210	10/4/2003	174,950	1,218	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0240	5/24/2002	153,950	1,095	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0250	8/26/2003	129,900	868	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0300	3/22/2002	107,000	742	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0350	10/2/2003	170,000	1,214	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	178940	0370	9/23/2002	159,950	1,216	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0410	1/4/2002	144,000	1,020	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0440	5/24/2002	119,500	905	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0490	9/30/2003	137,000	1,016	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0540	3/14/2003	138,000	901	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0710	10/3/2002	166,000	1,213	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0760	1/22/2003	163,000	1,107	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0790	2/28/2002	153,000	1,212	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	178940	0790	6/19/2003	168,500	1,212	6	1978	3	NO	NO	COUNTRY TRACE PH I Condo
380	217630	0080	10/8/2003	139,000	818	4	1977	3	YES	NO	EAST SHORE ESTATE Condo
380	217630	0120	4/28/2003	215,000	1,709	4	1977	3	YES	NO	EAST SHORE ESTATE Condo
380	217630	0270	4/22/2002	137,000	853	4	1977	3	YES	NO	EAST SHORE ESTATE Condo
380	221219	0100	4/18/2003	166,450	1,189	4	1985	3	NO	NO	EASTRIDGE Condo
380	221219	0120	1/10/2002	174,500	1,186	4	1985	3	NO	NO	EASTRIDGE Condo
380	221219	0170	9/15/2003	155,000	1,170	4	1985	3	NO	NO	EASTRIDGE Condo
380	221219	0240	1/9/2003	162,500	1,186	4	1985	3	NO	NO	EASTRIDGE Condo
380	221219	0300	8/28/2003	165,000	1,189	4	1985	3	NO	NO	EASTRIDGE Condo
380	247500	0020	11/24/2003	124,500	941	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0050	10/7/2002	129,250	947	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0130	2/25/2002	92,500	640	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0140	9/9/2002	159,000	1,099	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0150	7/25/2002	145,000	1,113	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0270	8/5/2003	141,500	1,105	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0290	3/11/2003	88,000	645	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0340	6/18/2003	144,950	1,111	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0350	2/7/2003	149,950	1,093	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0360	11/26/2002	129,950	942	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0440	5/29/2002	129,000	952	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0450	5/28/2002	128,900	946	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0500	10/27/2003	153,000	1,103	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0500	1/11/2002	147,000	1,103	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0570	9/3/2002	128,950	941	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0640	5/30/2002	156,975	1,108	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0750	3/26/2002	142,800	943	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0770	3/22/2002	154,000	1,103	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0810	6/25/2003	134,900	951	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0820	9/19/2002	154,200	1,105	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0830	3/19/2002	169,500	1,108	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0850	10/8/2003	152,000	944	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0940	12/15/2003	143,950	943	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0950	5/24/2002	141,900	944	4	1979	3	NO	NO	FALCON RIDGE Condo
380	247500	0980	9/10/2003	95,300	639	4	1979	3	NO	NO	FALCON RIDGE Condo
380	269549	0010	10/17/2003	175,000	952	5	1987	3	NO	NO	GARDEN GROVE Condo
380	269549	0010	9/22/2002	169,950	952	5	1987	3	NO	NO	GARDEN GROVE Condo
380	269549	0060	7/10/2003	181,000	861	5	1987	3	NO	NO	GARDEN GROVE Condo
380	269549	0190	5/7/2003	177,000	861	5	1987	3	NO	NO	GARDEN GROVE Condo
380	269780	0060	7/14/2003	275,000	1,658	4	1989	3	NO	NO	GARDEN PARK TOWNHOMES Condo
380	281520	0020	10/22/2003	199,950	1,176	4	1978	3	YES	NO	GOAT HILL MANOR Condo
380	281520	0040	7/22/2002	208,000	1,324	4	1978	3	YES	NO	GOAT HILL MANOR Condo
380	303930	0020	5/14/2002	204,000	1,248	4	1980	3	YES	NO	HALLMARK JUANITA Condo
380	303930	0050	2/8/2002	215,000	1,347	4	1980	3	YES	NO	HALLMARK JUANITA Condo
380	306615	0080	3/7/2003	125,000	837	4	1979	3	NO	NO	HAMPTON PARK Condo
380	306615	0100	4/28/2003	123,500	837	4	1979	3	NO	NO	HAMPTON PARK Condo
380	306615	0130	12/30/2002	115,800	837	4	1979	3	NO	NO	HAMPTON PARK Condo
380	306615	0140	10/10/2002	117,660	837	4	1979	3	NO	NO	HAMPTON PARK Condo
380	306615	0160	1/14/2003	107,900	837	4	1979	3	NO	NO	HAMPTON PARK Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	337680	0010	9/18/2003	175,000	1,070	4	1981	3	NO	NO	HILLSIDE VILLAGE Condo
380	337680	0050	8/28/2003	169,950	1,070	4	1981	3	NO	NO	HILLSIDE VILLAGE Condo
380	337680	0090	4/10/2003	172,000	1,070	4	1981	3	NO	NO	HILLSIDE VILLAGE Condo
380	358527	0020	7/30/2003	217,000	1,282	4	1979	3	NO	NO	INN ON THE PARK Condo
380	358527	0050	8/9/2002	139,000	858	4	1979	3	NO	NO	INN ON THE PARK Condo
380	375340	0010	11/24/2003	395,000	1,801	4	1976	1	YES	YES	JUANITA BAY Condo
380	375340	0040	5/8/2003	240,000	1,376	4	1976	1	YES	YES	JUANITA BAY Condo
380	375340	0140	1/22/2003	235,000	1,376	4	1976	1	YES	YES	JUANITA BAY Condo
380	375340	0140	9/10/2003	249,000	1,376	4	1976	1	YES	YES	JUANITA BAY Condo
380	375340	0230	4/25/2003	200,000	1,118	4	1976	1	YES	YES	JUANITA BAY Condo
380	375340	0250	11/6/2003	284,534	1,376	4	1976	1	YES	YES	JUANITA BAY Condo
380	375380	0040	5/28/2003	164,000	986	4	1978	3	NO	NO	JUANITA BAY TOWNHOMES Condo
380	375380	0190	8/27/2002	110,500	719	4	1978	3	NO	NO	JUANITA BAY TOWNHOMES Condo
380	375380	0210	4/12/2002	111,000	719	4	1978	3	NO	NO	JUANITA BAY TOWNHOMES Condo
380	375455	0010	12/23/2003	161,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0050	3/27/2003	158,950	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0060	4/22/2003	145,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0110	11/24/2003	124,950	656	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0120	7/28/2003	117,950	679	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0130	4/17/2003	161,500	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0150	4/10/2002	147,500	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0190	5/10/2002	144,500	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0200	12/24/2002	155,500	963	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0230	4/17/2003	150,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0270	12/10/2003	107,500	656	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0280	4/28/2003	95,000	656	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0390	6/7/2002	146,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0410	5/29/2002	153,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0440	9/12/2003	148,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0500	8/26/2002	155,650	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0510	12/11/2002	151,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0530	9/3/2002	144,500	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0560	4/22/2002	154,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0590	9/24/2003	161,500	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0630	7/18/2002	177,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0640	8/21/2003	144,500	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0680	10/20/2003	163,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0760	11/26/2003	157,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0800	8/22/2003	150,300	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											Condo
380	375455	0840	6/11/2003	152,400	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0890	4/1/2003	145,800	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0910	9/23/2002	159,500	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0940	10/27/2003	153,950	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	0950	12/11/2002	143,500	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	1000	1/30/2002	153,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	1020	6/25/2003	155,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	1050	2/12/2002	145,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375455	1090	6/17/2002	165,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB Condo
380	375463	0030	4/12/2002	157,500	1,035	4	1987	3	YES	NO	JUANITA COVE Condo
380	375463	0030	4/30/2002	157,500	1,035	4	1987	3	YES	NO	JUANITA COVE Condo
380	375463	0080	11/24/2003	178,500	1,035	4	1987	3	YES	NO	JUANITA COVE Condo
380	375465	0010	10/16/2002	154,900	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0020	8/27/2002	161,500	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0050	6/27/2002	157,000	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0120	8/27/2003	162,450	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0210	9/11/2003	168,000	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0300	11/4/2002	162,400	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375465	0400	12/26/2002	158,000	1,050	4	1978	3	NO	NO	JUANITA CREST Condo
380	375529	0020	6/17/2003	190,000	1,128	4	1984	3	NO	NO	JUANITA GLEN Condo
380	375529	0050	6/11/2003	193,000	1,134	4	1984	3	NO	NO	JUANITA GLEN Condo
380	375529	0070	6/23/2003	212,000	1,428	4	1984	3	NO	NO	JUANITA GLEN Condo
380	376300	0230	8/26/2003	466,050	2,592	6	1982	3	YES	YES	JUANITA SHORES Condo
380	376300	0340	11/6/2003	485,000	2,557	6	1982	3	YES	YES	JUANITA SHORES Condo
380	376300	0350	7/24/2003	400,000	2,138	6	1982	3	YES	YES	JUANITA SHORES Condo
380	376310	0090	2/24/2003	115,900	920	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376310	0100	3/27/2003	108,000	963	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376310	0110	9/9/2002	115,000	963	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376310	0200	12/10/2003	100,999	920	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376310	0270	1/17/2002	114,900	920	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376310	0280	5/1/2003	124,000	963	4	1977	3	NO	NO	JUANITA TERRACE Condo
380	376460	0100	8/20/2003	122,500	963	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376460	0160	12/30/2003	126,000	920	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376460	0210	1/22/2003	124,750	963	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376460	0220	3/11/2003	132,000	963	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376460	0310	3/27/2002	88,500	662	4	1977	3	NO	NO	JUANITA VILLAGE Condo
380	376460	0330	6/4/2002	120,000	920	4	1977	3	NO	NO	JUANITA VILLAGE Condo
380	376460	0340	3/25/2003	124,000	920	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376460	0510	5/29/2002	124,000	920	4	1977	3	YES	NO	JUANITA VILLAGE Condo
380	376600	0110	8/15/2003	111,900	655	4	1984	3	NO	NO	JUANITA WOODS Condo
380	376600	0130	7/23/2002	135,000	899	4	1984	3	NO	NO	JUANITA WOODS Condo
380	376600	0220	5/2/2002	145,000	992	4	1984	3	NO	NO	JUANITA WOODS Condo
380	510442	0010	10/27/2003	119,900	651	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0020	6/18/2003	118,000	651	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0100	3/14/2003	116,500	632	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0300	10/17/2002	157,000	1,024	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0320	1/23/2003	161,500	1,024	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0330	10/16/2003	143,500	860	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0460	3/25/2003	142,888	860	4	1982	3	NO	NO	MAPLE RIDGE Condo
380	510442	0480	8/9/2002	160,000	860	4	1982	3	NO	NO	MAPLE RIDGE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	645250	0090	7/10/2003	207,000	948	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0100	9/24/2003	218,000	1,081	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0110	4/24/2003	178,000	810	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0120	9/18/2003	199,000	818	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0130	10/16/2003	230,000	947	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0200	11/24/2003	185,000	797	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0220	9/23/2003	199,000	948	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0240	9/26/2003	179,000	810	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0260	11/13/2003	224,000	923	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0270	8/27/2003	194,000	941	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0280	7/23/2003	223,000	972	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	664970	0050	9/25/2002	163,000	1,135	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	664970	0120	2/24/2003	166,800	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0140	4/24/2003	176,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0160	11/8/2003	174,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0190	9/16/2003	180,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0230	5/29/2003	183,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0260	6/18/2002	159,000	1,135	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	664970	0300	2/20/2003	178,500	1,135	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	664970	0310	2/27/2003	181,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0330	10/3/2003	179,950	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0400	5/21/2002	189,950	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0410	1/9/2003	190,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST Condo
380	664970	0500	3/18/2002	131,500	863	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	664970	0570	9/11/2003	137,000	863	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	664970	0580	9/24/2003	146,000	863	4	1978	3	NO	NO	PARK VIEW EAST Condo
380	742190	0010	10/17/2003	445,000	1,354	6	1986	3	YES	YES	ROSE POINTE Condo
380	742190	0020	11/21/2003	371,000	1,340	6	1986	3	YES	YES	ROSE POINTE Condo
380	742190	0030	10/17/2002	383,000	1,590	6	1986	3	YES	YES	ROSE POINTE Condo
380	742190	0040	1/25/2002	240,000	1,032	6	1986	3	YES	YES	ROSE POINTE Condo
380	742190	0110	3/21/2002	280,000	1,343	6	1986	3	YES	YES	ROSE POINTE Condo
380	742190	0130	7/10/2003	325,000	1,322	6	1986	3	YES	YES	ROSE POINTE Condo
380	745990	0010	8/11/2003	186,000	1,238	4	1979	3	NO	NO	ROY-EL FOUNTAIN Condo
380	745990	0080	1/14/2003	178,750	1,238	4	1979	3	NO	NO	ROY-EL FOUNTAIN Condo
380	745990	0160	6/25/2002	188,300	1,238	4	1979	3	NO	NO	ROY-EL FOUNTAIN Condo
380	751140	0010	8/5/2002	93,500	703	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0040	3/14/2003	112,000	703	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0150	1/21/2002	87,500	711	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0320	9/11/2003	100,000	709	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0480	2/12/2002	84,000	711	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0580	4/10/2003	112,500	861	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0630	1/30/2003	112,000	850	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0830	7/9/2003	92,000	853	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	0960	5/21/2003	112,500	711	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1010	5/17/2002	86,900	704	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1040	3/4/2003	106,500	855	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1150	7/11/2003	80,000	713	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1160	5/14/2003	86,000	711	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1230	4/30/2003	92,000	710	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1260	8/22/2002	105,000	710	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1320	1/30/2003	110,000	853	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1330	8/1/2003	86,500	705	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1350	5/6/2003	109,000	855	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1410	10/2/2003	109,950	860	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1470	9/17/2003	139,050	863	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1510	10/8/2003	106,000	866	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751140	1520	5/16/2003	116,000	862	4	1978	3	NO	NO	SALISH VILLAGE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	751140	1650	1/16/2002	104,000	862	4	1978	3	NO	NO	SALISH VILLAGE Condo
380	751160	0090	4/22/2002	219,950	1,292	6	1982	3	YES	NO	SALISHAN Condo
380	751160	0110	7/16/2002	229,000	1,473	6	1982	3	YES	NO	SALISHAN Condo
380	751160	0120	6/30/2003	221,500	1,355	6	1982	3	YES	NO	SALISHAN Condo
380	751160	0160	4/1/2002	245,000	1,803	6	1982	3	YES	NO	SALISHAN Condo
380	780000	0020	6/20/2002	279,990	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0040	2/5/2003	291,500	1,312	4	2003	3	NO	NO	SINCLAIR
380	780000	0040	3/8/2002	287,000	1,312	4	2003	3	NO	NO	SINCLAIR
380	780000	0060	9/30/2002	288,500	1,658	4	2003	3	NO	NO	SINCLAIR
380	780000	0090	10/23/2002	291,190	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0100	9/13/2002	289,900	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0140	3/11/2002	279,990	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0160	5/20/2002	285,000	1,320	4	2003	3	NO	NO	SINCLAIR
380	780000	0180	4/16/2003	264,750	1,326	4	2003	3	NO	NO	SINCLAIR
380	780000	0190	11/21/2003	271,500	1,320	4	2003	3	NO	NO	SINCLAIR
380	780000	0200	2/8/2002	283,965	1,312	4	2003	3	NO	NO	SINCLAIR
380	780000	0210	6/17/2002	295,100	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0230	2/22/2002	284,000	1,312	4	2003	3	NO	NO	SINCLAIR
380	780000	0240	5/3/2002	287,990	1,319	4	2003	3	NO	NO	SINCLAIR
380	780000	0250	8/14/2002	288,965	1,290	4	2003	3	NO	NO	SINCLAIR
380	780000	0260	7/12/2002	293,965	1,312	4	2003	3	NO	NO	SINCLAIR
380	780000	0270	8/29/2002	287,000	1,654	4	2003	3	NO	NO	SINCLAIR
380	780000	0280	1/24/2003	269,000	1,311	4	2003	3	NO	NO	SINCLAIR
380	780000	0300	12/30/2002	280,000	1,654	4	2003	3	NO	NO	SINCLAIR
380	785995	0010	5/14/2002	259,440	1,548	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0020	4/24/2003	255,000	1,332	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0070	6/23/2003	259,950	1,401	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0130	10/8/2002	240,000	1,368	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0140	4/15/2003	249,950	1,402	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0150	10/11/2002	235,000	1,234	4	1995	3	NO	NO	SONGWOOD Condo
380	785995	0170	7/29/2002	240,000	1,398	4	1995	3	NO	NO	SONGWOOD Condo
380	794130	0150	12/4/2002	150,000	1,000	6	1974	3	NO	NO	SPRINGTREE Condo
380	794130	0360	2/12/2002	211,000	1,636	6	1974	3	NO	NO	SPRINGTREE Condo
380	794130	0380	4/8/2003	215,000	1,636	6	1974	3	NO	NO	SPRINGTREE Condo
380	794130	0460	4/11/2003	188,000	1,294	6	1974	3	NO	NO	SPRINGTREE Condo
380	794130	0510	5/15/2003	193,000	1,268	6	1974	3	NO	NO	SPRINGTREE Condo
380	803390	0010	1/23/2003	163,700	1,163	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0020	8/22/2002	196,000	1,022	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0070	12/11/2002	168,500	1,022	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0090	7/2/2002	175,000	1,163	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0100	8/27/2003	180,000	1,022	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0110	12/17/2002	181,000	1,022	4	1980	3	NO	NO	STONEBRIDGE Condo
380	803390	0240	10/18/2002	165,000	924	4	1980	3	NO	NO	STONEBRIDGE Condo
380	804408	0120	6/11/2002	331,000	2,585	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0160	8/15/2003	455,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0170	1/17/2002	355,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0230	11/26/2003	389,000	2,190	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0300	5/12/2003	340,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0360	5/23/2003	360,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0380	8/28/2003	395,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0450	4/23/2003	350,000	2,603	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0570	7/17/2003	475,000	2,190	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0600	10/25/2002	361,500	2,190	5	1999	3	YES	NO	STRATFORD LANE Condo
380	804408	0630	4/9/2003	395,000	2,331	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0760	7/23/2003	356,000	2,603	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0780	2/14/2002	336,000	2,603	5	1999	3	NO	NO	STRATFORD LANE Condo
380	804408	0800	5/13/2002	343,500	2,603	5	1999	3	NO	NO	STRATFORD LANE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	804408	0810	4/10/2002	342,000	2,585	5	1999	3	NO	NO	STRATFORD LANE Condo
380	865190	0080	6/23/2003	150,000	1,040	4	1978	3	NO	NO	TIMBRE TERRACE Condo
380	894427	0080	6/14/2003	132,200	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0100	7/25/2003	125,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0250	5/23/2003	135,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0330	3/8/2002	131,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0380	7/30/2002	129,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0410	7/23/2002	120,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0500	7/9/2003	130,000	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0640	11/11/2003	81,500	690	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0650	11/15/2002	97,000	719	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0720	5/3/2002	145,000	1,202	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0760	6/24/2002	121,950	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0780	3/7/2003	158,500	1,202	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0800	4/10/2003	129,500	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	0850	8/4/2003	134,500	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	1000	11/10/2003	126,950	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	1030	7/26/2002	125,950	937	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	1140	8/29/2002	102,950	690	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	1140	9/29/2003	112,000	690	4	1975	3	NO	NO	VILLAGE THE Condo
380	894427	1260	12/27/2002	135,000	982	4	1975	3	NO	NO	VILLAGE THE Condo
380	894470	0010	1/7/2002	265,200	1,963	6	1991	4	NO	NO	VILLAGE ON THE PARK Condo
380	894470	0030	4/21/2003	275,000	1,837	6	1991	4	NO	NO	VILLAGE ON THE PARK Condo
380	919520	0010	5/22/2003	141,000	766	4	1982	3	NO	NO	WATERFORD Condo
380	919520	0020	2/25/2003	169,000	1,015	4	1982	3	NO	NO	WATERFORD Condo
380	919520	0070	2/25/2003	180,000	1,024	4	1982	3	NO	NO	WATERFORD Condo
380	919520	0120	11/26/2002	150,000	1,009	4	1982	3	NO	NO	WATERFORD Condo
380	919520	0220	10/16/2003	196,000	1,007	4	1982	3	NO	NO	WATERFORD Condo
380	919520	0230	3/3/2003	190,000	982	4	1982	3	YES	NO	WATERFORD Condo
380	929050	0020	10/16/2002	200,000	1,281	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0040	9/9/2003	193,000	1,285	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0110	5/27/2003	204,000	917	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0120	12/11/2002	185,000	917	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0150	9/23/2002	223,000	1,586	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0220	6/2/2003	199,000	917	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0270	11/14/2003	199,000	917	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0280	12/4/2003	212,000	1,013	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0300	8/12/2002	189,500	1,013	4	1982	3	NO	NO	WESTCHASE Condo
380	929050	0390	10/13/2003	205,000	1,598	4	1982	3	NO	NO	WESTCHASE Condo
380	932015	0030	12/12/2002	214,000	1,365	6	1986	3	NO	NO	WESTVIEW COURT TOWNHOMES Condo
380	932015	0040	11/25/2002	219,950	1,365	6	1986	3	NO	NO	WESTVIEW COURT TOWNHOMES Condo
380	932015	0060	9/19/2002	210,000	1,136	6	1986	3	NO	NO	WESTVIEW COURT TOWNHOMES Condo
380	932015	0110	7/15/2003	237,450	1,365	6	1986	3	NO	NO	WESTVIEW COURT TOWNHOMES Condo
390	028100	0010	1/10/2003	275,000	1,973	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0020	10/11/2002	214,000	1,372	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0030	3/22/2002	200,000	1,286	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0040	5/16/2002	210,000	1,285	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0050	10/16/2003	240,000	1,546	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0060	6/20/2002	170,000	1,094	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0070	3/21/2003	165,000	1,098	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0080	6/13/2003	165,000	990	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0090	10/15/2003	192,000	1,189	4	2002	3	NO	NO	Arrowhead Park Vista

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	028100	0110	4/23/2002	290,000	2,064	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0120	9/25/2003	220,000	1,372	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0140	10/17/2002	205,000	1,285	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0160	11/19/2002	178,000	1,094	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0170	5/17/2002	169,000	1,098	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0180	8/8/2003	169,000	990	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0190	6/5/2003	195,000	1,189	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0210	4/12/2002	295,000	2,064	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0220	11/20/2003	230,000	1,372	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0230	1/20/2003	221,000	1,286	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0240	6/19/2002	215,000	1,285	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0260	3/25/2002	175,000	1,094	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0270	9/19/2003	183,000	1,098	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0280	4/1/2002	175,000	990	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0300	4/2/2002	240,000	1,560	4	2002	3	NO	NO	Arrowhead Park Vista
390	111269	0050	9/16/2003	205,000	1,159	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0100	4/6/2002	183,750	949	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0170	6/17/2002	198,000	1,159	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0190	8/24/2003	198,000	1,159	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0220	8/7/2002	187,000	949	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0260	4/25/2003	197,500	1,027	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0320	10/29/2002	197,000	1,027	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0350	3/10/2003	198,000	1,170	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0370	6/19/2003	203,500	1,027	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0440	7/23/2003	200,000	1,027	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	111269	0450	6/22/2003	199,000	949	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 Condo
390	132980	0010	12/21/2002	200,000	1,456	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0040	9/18/2003	245,000	1,818	5	1991	3	YES	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0040	6/12/2002	230,000	1,818	5	1991	3	YES	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0070	5/29/2002	205,000	1,456	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0090	9/9/2002	217,000	1,504	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0120	7/1/2003	220,000	1,660	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0120	5/15/2002	199,500	1,660	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0120	3/18/2003	212,950	1,660	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0210	10/29/2002	240,000	1,818	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0250	12/23/2003	265,000	1,818	5	1991	3	YES	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0300	8/9/2002	230,500	1,818	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo
390	132980	0330	9/10/2003	233,000	1,806	5	1991	3	NO	NO	CANTERBURY AT INGLEWOOD Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	144990	0030	8/20/2002	189,950	1,260	5	1990	3	NO	NO	CEDAR LANE TOWNHOMES Condo
390	144990	0100	4/2/2002	187,500	1,263	5	1990	3	NO	NO	CEDAR LANE TOWNHOMES Condo
390	150790	0030	5/1/2002	237,000	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0040	1/2/2002	238,350	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0060	2/12/2003	239,800	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0100	6/18/2003	247,600	1,797	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0120	3/27/2002	261,000	1,797	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0130	8/23/2002	264,000	1,811	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0150	2/12/2002	229,950	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0170	6/3/2002	259,000	1,811	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0180	7/19/2002	257,000	1,797	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0200	1/3/2002	271,950	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0210	1/8/2003	246,000	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0220	5/9/2002	265,950	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0230	6/18/2002	254,950	1,811	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0240	4/9/2002	230,000	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0250	3/20/2002	223,950	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0250	10/9/2003	239,000	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0260	10/21/2002	250,000	1,797	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0270	7/10/2002	259,950	1,811	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0280	3/11/2002	228,500	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0290	3/13/2002	226,950	1,430	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0300	6/20/2002	253,500	1,797	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0310	12/23/2003	255,000	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0330	1/24/2003	236,000	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0340	12/18/2002	240,000	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	150790	0360	7/11/2002	259,950	1,891	5	2001	3	NO	NO	CHADWICK FARMS Condo
390	151630	0050	11/4/2003	202,000	1,305	4	1989	3	NO	NO	CHANTREY ESTATES Condo
390	278720	0010	11/20/2003	134,800	990	4	1978	3	NO	NO	GLENBURN GARDENS Condo
390	278720	0020	4/25/2002	127,500	990	4	1978	3	NO	NO	GLENBURN GARDENS Condo
390	278720	0030	7/29/2002	129,500	990	4	1978	3	NO	NO	GLENBURN GARDENS Condo
390	278720	0040	6/17/2002	125,500	990	4	1978	3	NO	NO	GLENBURN GARDENS Condo
390	278720	0080	2/25/2002	122,000	990	4	1978	3	NO	NO	GLENBURN GARDENS Condo
390	357830	0050	4/11/2002	87,250	675	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357830	0080	8/19/2002	96,500	896	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357830	0130	8/19/2003	113,000	896	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357830	0270	8/21/2002	109,950	896	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357830	0290	11/19/2002	100,950	896	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357830	0300	9/17/2002	109,950	896	4	1977	3	NO	NO	INGLEWOOD FOREST Condo
390	357858	0020	9/4/2002	115,000	868	4	1990	3	NO	NO	INGLEWOOD HEIGHTS Condo
390	357920	0060	5/29/2002	117,500	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0120	1/28/2002	121,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0220	9/15/2002	119,500	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0320	4/4/2002	114,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0370	9/30/2002	119,500	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0380	7/10/2003	119,000	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0520	2/12/2002	119,950	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0580	4/19/2002	117,000	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0600	2/28/2002	120,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0630	3/11/2003	117,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0680	6/12/2002	115,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	357920	0690	11/24/2003	122,500	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS Condo
390	358260	0040	6/13/2003	210,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0200	8/23/2002	260,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0470	12/29/2003	201,000	1,256	5	1979	3	YES	YES	INGLEWOOD SHORES Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	358260	0500	11/25/2002	198,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0540	12/30/2003	204,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0560	3/12/2003	195,950	1,256	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0600	4/5/2002	220,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358260	0650	2/25/2003	207,950	1,256	5	1979	3	YES	YES	INGLEWOOD SHORES Condo
390	358277	0030	8/19/2003	170,680	994	5	1985	3	YES	YES	INGLEWOOD VILLAGE NO. 03 Condo
390	358277	0050	3/20/2002	144,900	1,001	5	1985	3	YES	YES	INGLEWOOD VILLAGE NO. 03 Condo
390	375648	0080	3/25/2002	172,000	1,130	4	1995	3	NO	NO	JUANITA HILLS Condo
390	375648	0160	10/15/2003	197,000	1,130	4	1995	3	NO	NO	JUANITA HILLS Condo
390	375648	0160	1/4/2002	169,000	1,130	4	1995	3	NO	NO	JUANITA HILLS Condo
390	375648	0260	2/18/2003	175,000	1,130	4	1995	3	YES	NO	JUANITA HILLS Condo
390	375648	0290	12/10/2003	195,000	1,130	4	1995	3	YES	NO	JUANITA HILLS Condo
390	375648	0320	2/1/2002	162,000	931	4	1995	3	YES	NO	JUANITA HILLS Condo
390	375648	0330	5/12/2003	187,000	1,130	4	1995	3	YES	NO	JUANITA HILLS Condo
390	508968	0090	7/12/2002	117,000	855	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0110	8/14/2002	114,950	891	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0180	10/22/2003	125,000	891	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0240	6/23/2003	158,000	1,140	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0245	10/18/2002	158,400	1,000	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0250	4/26/2002	159,500	1,087	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0260	11/5/2002	154,325	1,087	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0270	7/18/2002	153,500	1,140	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0310	7/19/2002	154,950	1,087	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0320	3/6/2003	150,000	1,087	5	1989	3	YES	NO	MAPLE GLENN Condo
390	508968	0340	8/26/2003	156,500	1,140	5	1989	3	YES	NO	MAPLE GLENN Condo
390	721280	0010	9/24/2003	153,000	907	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0020	2/22/2002	112,000	644	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0060	1/5/2003	123,500	644	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0080	2/7/2002	159,500	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0140	8/15/2002	135,450	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0160	11/20/2003	170,000	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0210	6/26/2003	117,500	644	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0220	11/3/2003	118,200	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0240	3/4/2002	108,000	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0280	4/17/2003	155,500	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0290	3/25/2003	151,000	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0300	2/19/2002	175,000	1,344	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0400	1/27/2003	114,800	644	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0460	10/29/2003	158,950	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0470	2/24/2003	149,950	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0530	7/30/2003	149,990	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0540	11/11/2002	150,000	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0570	7/7/2003	117,500	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0590	8/5/2003	115,000	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0680	10/12/2003	150,000	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0700	12/4/2002	169,500	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0730	3/25/2003	148,500	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0750	4/7/2003	118,600	644	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0810	11/18/2003	164,950	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0870	6/10/2003	164,250	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0900	3/20/2002	147,000	907	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0970	11/7/2002	163,950	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	0980	3/28/2003	159,950	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1020	8/19/2003	198,000	1,344	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1030	3/8/2002	140,000	831	4	1988	3	NO	NO	REGENTWOOD Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	721280	1080	6/1/2002	145,950	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1090	4/18/2003	149,000	907	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1110	2/25/2003	112,500	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1120	7/30/2003	115,000	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1140	5/22/2002	145,000	907	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1160	7/18/2002	157,500	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1170	11/8/2002	135,000	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1280	6/10/2002	114,950	626	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1320	9/16/2003	165,000	1,029	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1350	10/28/2002	188,000	1,344	4	1988	3	NO	NO	REGENTWOOD Condo
390	721280	1360	8/20/2002	130,000	831	4	1988	3	NO	NO	REGENTWOOD Condo
390	732880	0030	12/18/2003	360,000	2,095	5	1995	3	YES	YES	RIVER PARK TOWNHOMES Condo
390	732880	0090	12/12/2003	285,000	1,627	5	1995	3	YES	YES	RIVER PARK TOWNHOMES Condo
390	732880	0110	5/29/2002	347,000	2,095	5	1995	3	YES	YES	RIVER PARK TOWNHOMES Condo
390	750449	0010	11/25/2002	118,600	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0020	7/2/2003	122,000	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0060	10/22/2002	125,000	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0090	6/21/2003	126,500	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0110	7/14/2003	130,000	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0130	8/5/2003	122,900	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	750449	0140	1/28/2003	124,000	913	4	1991	3	NO	NO	ST EDWARDS PLACE Condo
390	779653	0030	6/20/2002	225,000	1,482	4	1996	3	NO	NO	SIMONDS ESTATES Condo
390	779653	0110	3/28/2002	230,000	1,477	4	1996	3	NO	NO	SIMONDS ESTATES Condo
390	856291	0020	5/1/2003	192,295	1,444	4	1980	3	YES	NO	TAMARACK Condo
390	856291	0100	10/23/2002	199,500	1,444	4	1980	3	YES	NO	TAMARACK Condo
390	894395	0010	10/9/2003	244,950	1,938	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0070	12/12/2003	231,000	1,933	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0080	10/6/2003	239,950	1,903	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0090	8/7/2003	204,176	1,543	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0100	7/17/2003	195,950	1,543	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0110	8/14/2003	243,825	1,903	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0120	8/15/2003	235,950	1,933	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0130	4/28/2003	254,950	1,938	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0140	4/25/2003	224,950	1,564	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0150	4/28/2003	256,950	1,938	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0160	7/24/2003	190,500	1,294	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0170	5/30/2003	166,950	1,158	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0180	4/24/2003	182,950	1,294	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0200	11/11/2003	248,950	1,903	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0210	8/20/2003	207,225	1,543	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0220	7/31/2003	199,950	1,543	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0230	9/24/2003	244,950	1,903	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0240	10/23/2003	244,950	1,933	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0260	8/4/2003	258,950	1,938	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0270	5/13/2003	169,950	1,158	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0280	9/23/2003	187,950	1,294	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0290	6/25/2003	210,950	1,543	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0310	11/10/2003	248,950	1,903	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0320	10/30/2003	249,610	1,933	4	2003	3	NO	NO	VILLA JUANITA
390	894428	0290	6/12/2002	234,950	1,680	5	1979	3	NO	YES	VILLAGE AT R. BEND PHI Condo
390	919560	0010	8/28/2002	200,500	1,248	5	1998	3	NO	NO	WATERFORD SQUARE Condo
390	919560	0050	6/26/2003	180,000	1,100	5	1998	3	NO	NO	WATERFORD SQUARE Condo
390	919560	0070	9/20/2002	185,000	1,100	5	1998	3	NO	NO	WATERFORD SQUARE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	919560	0170	10/23/2003	204,900	1,270	5	1998	3	NO	NO	WATERFORD SQUARE Condo
390	919560	0200	8/18/2003	187,500	1,100	5	1998	3	NO	NO	WATERFORD SQUARE Condo
390	932575	0030	9/10/2003	139,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0040	11/20/2003	141,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0050	10/7/2003	140,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0060	9/25/2003	141,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0070	9/9/2003	147,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0080	9/5/2003	145,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0090	9/25/2003	144,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0100	5/30/2003	141,400	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0110	12/8/2003	143,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0120	12/22/2003	139,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0140	8/20/2003	144,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0150	11/4/2003	133,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0160	11/24/2003	145,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0200	9/24/2003	146,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0240	9/29/2003	141,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0250	10/22/2003	144,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0260	11/17/2003	144,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0270	10/6/2003	139,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0280	10/13/2003	144,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0290	8/21/2003	140,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0350	11/6/2003	132,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0370	8/15/2003	150,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0380	7/22/2003	162,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0390	9/4/2003	160,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0400	8/27/2003	152,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0410	8/7/2003	153,400	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0420	8/21/2003	149,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0430	8/26/2003	149,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0440	11/21/2003	164,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0450	10/10/2003	165,100	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0460	6/23/2003	156,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0470	1/6/2003	149,900	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0480	6/23/2003	169,900	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0490	6/12/2003	157,900	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0500	9/18/2003	157,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0510	9/22/2003	159,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0520	9/16/2003	160,590	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0530	9/4/2003	157,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0550	6/25/2003	149,500	785	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0590	11/25/2003	155,500	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0610	11/21/2003	154,490	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0630	10/30/2003	167,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0640	9/9/2003	146,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0650	1/14/2003	157,700	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0670	11/4/2003	157,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0680	5/9/2003	156,750	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0690	8/1/2003	168,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0700	6/12/2003	170,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0720	9/4/2003	167,990	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	940430	0040	2/20/2002	154,000	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0080	11/24/2003	138,000	1,081	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0110	10/19/2003	150,000	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0130	2/27/2002	157,000	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0140	9/4/2003	154,500	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0260	9/10/2003	146,500	1,081	4	1980	3	NO	NO	WILD GLEN Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	940430	0320	11/22/2003	146,000	1,081	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0400	2/18/2003	155,500	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0420	1/14/2002	150,000	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0500	4/19/2002	146,000	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0570	6/30/2003	144,500	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0590	3/26/2002	148,000	1,081	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0600	4/11/2003	133,850	1,081	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0610	5/13/2002	154,500	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0620	5/2/2003	157,000	1,218	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0630	9/5/2003	156,950	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0660	3/26/2002	137,500	1,081	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0690	3/28/2003	163,000	1,277	4	1980	3	NO	NO	WILD GLEN Condo
390	940430	0710	5/23/2002	165,000	1,277	4	1980	3	NO	NO	WILD GLEN Condo
395	172780	0020	10/30/2003	109,250	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0030	7/19/2002	118,888	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0080	3/26/2003	125,500	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0130	10/6/2003	114,950	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0140	4/25/2002	116,250	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0190	1/10/2002	120,000	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0240	12/18/2003	116,950	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0250	3/25/2003	127,500	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0280	5/3/2002	133,500	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0350	8/16/2002	126,000	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0430	6/24/2002	118,000	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0480	2/7/2003	126,000	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172780	0490	10/28/2003	125,500	930	4	1980	3	NO	NO	COMPTON MEADOWS Condo
395	172781	0060	2/25/2003	119,500	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0130	3/14/2002	124,000	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0320	11/7/2003	117,000	928	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0440	10/22/2002	122,000	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0470	6/20/2002	125,000	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0500	5/12/2003	106,000	790	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0550	5/21/2003	123,760	928	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0620	9/19/2003	133,900	928	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	172781	0640	1/16/2002	120,000	928	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 Condo
395	317510	0040	9/16/2003	273,500	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0120	9/4/2002	214,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0160	12/27/2002	202,000	1,099	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0210	2/22/2002	217,500	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0230	1/22/2002	269,500	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0240	10/16/2002	228,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0270	9/12/2003	225,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0280	1/15/2003	278,800	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0290	2/24/2003	259,900	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0310	2/6/2002	228,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0320	6/10/2003	227,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0340	5/16/2003	260,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0370	4/11/2003	260,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
395	317510	0380	4/14/2003	230,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0420	4/25/2003	218,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0430	9/10/2003	232,000	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0430	2/13/2002	220,900	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0490	7/16/2003	274,950	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0520	3/20/2002	258,000	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0560	12/19/2003	253,450	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0590	5/15/2003	260,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0600	10/7/2003	224,995	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0620	12/18/2002	228,000	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0630	6/20/2002	205,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0640	10/14/2002	269,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0650	8/3/2002	212,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0680	12/17/2002	220,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0700	7/14/2003	261,500	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0740	8/12/2003	261,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0740	6/17/2002	260,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0750	9/26/2003	294,950	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0760	8/26/2002	222,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0840	12/13/2002	268,000	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0860	9/10/2002	212,500	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0910	10/11/2002	220,000	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0920	7/29/2003	210,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0950	9/23/2003	280,000	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0960	5/7/2003	269,950	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	0970	1/22/2002	227,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1000	5/13/2002	228,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1120	9/22/2002	219,500	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1140	9/8/2003	222,000	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1180	10/13/2003	235,000	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1190	12/2/2002	215,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1240	7/16/2003	230,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1280	12/11/2003	232,500	1,308	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1300	8/28/2003	263,462	1,607	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1330	2/20/2002	223,500	1,337	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1340	11/1/2002	215,000	1,056	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1380	10/22/2003	285,000	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1380	4/10/2002	281,500	1,548	5	1998	3	YES	NO	HAWTHORNE Condo
395	317510	1390	12/10/2002	224,000	1,242	5	1998	3	YES	NO	HAWTHORNE Condo
395	387130	0040	4/16/2002	150,000	864	4	1976	3	NO	NO	KINGS COURT TOWNHOMES
395	387130	0040	7/29/2003	145,000	864	4	1976	3	NO	NO	KINGS COURT TOWNHOMES
395	387550	0140	5/14/2003	114,000	881	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I Condo
395	387550	0240	6/11/2003	122,000	930	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I Condo
395	387550	0340	7/23/2003	129,000	1,006	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I Condo
395	387550	0400	7/8/2003	137,000	1,002	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I Condo
395	387550	0410	10/24/2002	130,000	1,005	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I Condo
395	387644	0150	2/18/2003	97,500	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0230	10/24/2003	106,900	976	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0290	8/28/2003	129,000	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
395	387644	0320	10/3/2003	121,000	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0490	7/17/2002	105,700	924	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0530	8/28/2002	102,000	845	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0730	5/19/2003	104,000	923	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0750	7/22/2002	104,000	923	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0780	6/27/2003	84,200	640	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0780	3/8/2002	83,500	640	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0860	8/22/2003	110,000	923	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	0880	4/5/2002	118,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1080	5/24/2002	88,000	640	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1180	2/19/2002	104,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1200	12/23/2002	106,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1220	10/27/2003	114,500	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1380	4/10/2003	97,500	845	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1440	4/11/2003	108,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1480	6/26/2003	98,950	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1540	11/21/2002	111,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1890	4/24/2003	107,000	845	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	1910	7/7/2003	107,900	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2040	9/20/2002	103,750	845	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2210	3/28/2003	107,950	924	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2220	11/26/2003	100,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2240	7/1/2003	116,950	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2290	1/23/2003	130,000	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2300	2/20/2003	128,900	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2370	3/18/2003	129,900	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387644	2400	8/14/2003	119,500	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I Condo
395	387647	0020	6/5/2002	134,990	939	4	1978	3	NO	NO	KINGSGATE TERRACE Condo
395	387647	0070	7/16/2003	144,000	939	4	1978	3	NO	NO	KINGSGATE TERRACE Condo
395	387647	0130	5/22/2002	148,000	939	4	1978	3	NO	NO	KINGSGATE TERRACE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
395	387685	0030	9/19/2002	157,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0040	11/26/2002	154,900	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0050	6/26/2003	155,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0190	7/18/2002	155,306	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0210	7/5/2003	160,500	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0260	12/2/2002	153,300	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0290	9/4/2003	165,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0370	9/1/2003	162,500	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0410	9/19/2003	158,500	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0450	10/22/2003	150,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0580	8/22/2003	160,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0620	9/17/2003	155,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0670	10/28/2003	161,500	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0720	9/17/2003	161,700	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	387685	0760	7/26/2002	150,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 Condo
395	426445	0030	9/26/2002	79,950	642	3	1972	3	NO	NO	LENDEMAIN Condo
395	426445	0040	10/1/2003	79,950	642	3	1972	3	NO	NO	LENDEMAIN Condo
395	426445	0100	4/19/2002	99,950	780	3	1972	3	NO	NO	LENDEMAIN Condo
395	429820	0150	5/29/2002	154,250	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0160	4/11/2002	151,950	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0180	7/10/2002	155,000	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0210	9/25/2002	122,000	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0220	3/21/2003	122,000	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0260	4/22/2003	115,500	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0290	7/22/2003	118,000	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0300	3/19/2002	120,000	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0320	11/19/2003	120,800	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0370	1/2/2002	114,950	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0380	3/14/2002	113,500	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0440	10/29/2002	155,250	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0470	12/17/2002	150,000	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0540	11/21/2003	162,500	935	4	1983	3	YES	NO	LEXINGTON PH 01-02 Condo
395	429820	0620	7/24/2003	147,500	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0650	8/11/2003	152,500	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	429820	0700	9/9/2003	146,000	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 Condo
395	638770	0080	10/8/2003	172,000	1,280	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0090	7/25/2002	160,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0110	5/14/2003	176,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0120	10/13/2003	178,500	1,280	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0130	1/9/2002	165,000	1,280	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0170	8/8/2002	175,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0210	7/2/2003	178,000	1,280	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo
395	638770	0220	7/8/2003	175,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
395	638770	0260	3/26/2003	177,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE Condo

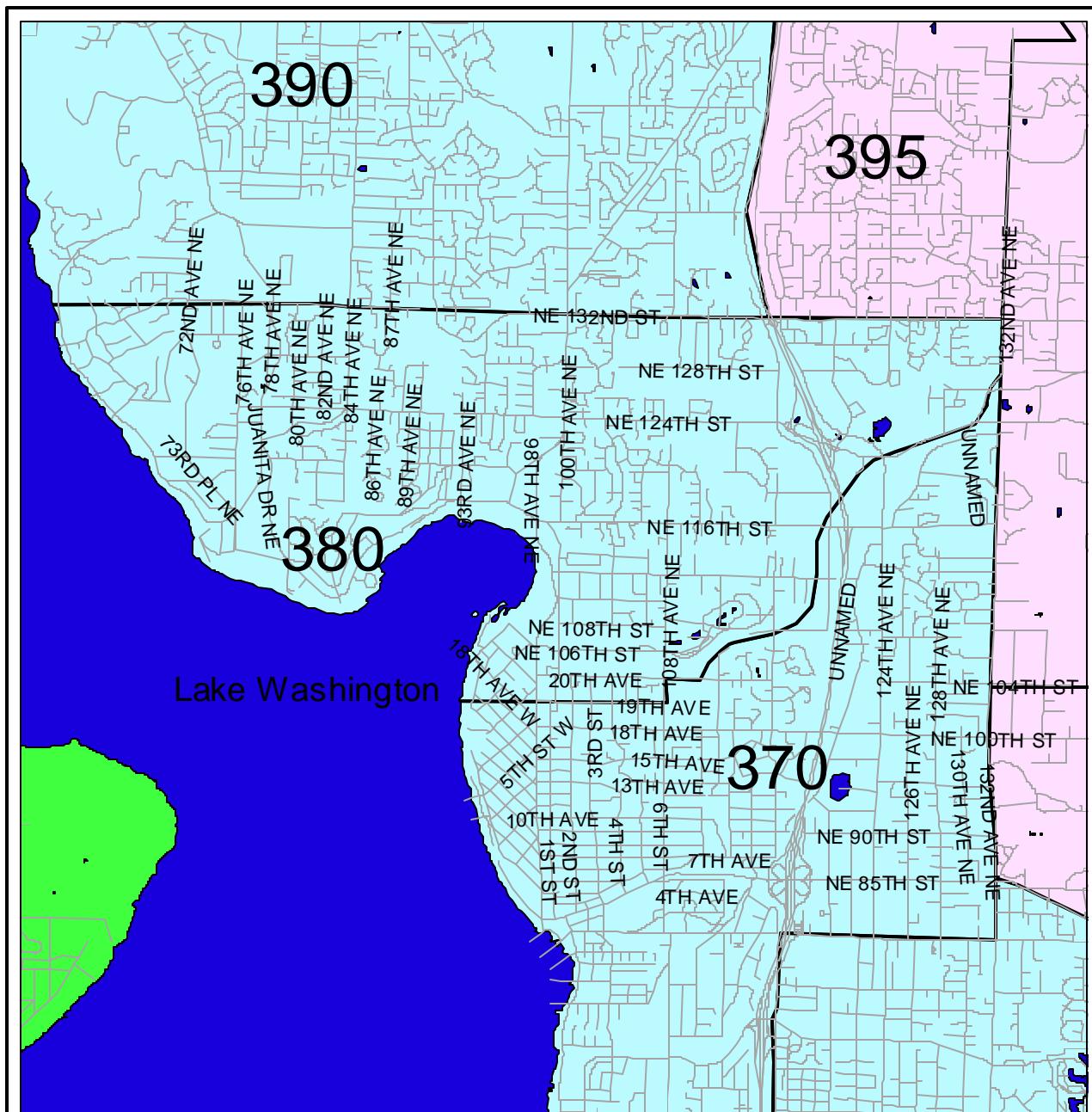
## Sales Removed From Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Comments
380	028330	0160	11/5/2003	125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	028330	0400	11/24/2003	139,950	RELOCATION - SALE TO SERVICE;
380	028330	0610	3/4/2003	125,000	RELOCATION - SALE TO SERVICE;
380	028330	0610	3/4/2003	125,000	RELOCATION - SALE BY SERVICE;
380	059050	0040	6/11/2003	270,000	NON-REPRESENTATIVE SALE;
380	059050	0120	10/10/2002	435,000	CORPORATE AFFILIATES;
380	059050	0120	11/22/2002	442,437	1031 TRADE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
380	059050	0150	11/22/2002	442,437	1031 TRADE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
380	059050	0230	6/11/2003	270,000	NON-REPRESENTATIVE SALE;
380	059050	0250	11/4/2003	321,000	1031 TRADE;
380	059050	0260	2/15/2002	220,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	059050	0430	7/26/2002	235,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	059050	0470	4/12/2002	245,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	059050	0540	2/15/2002	220,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	059050	0660	7/26/2002	235,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	059050	0680	4/12/2002	245,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
380	101210	0010	2/15/2002	165,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	131092	0060	10/31/2002	121,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	131092	0570	3/13/2003	133,000	NON-REPRESENTATIVE SALE;
380	131092	0600	10/3/2002	121,400	NON-REPRESENTATIVE SALE;
380	145060	0040	2/6/2003	60,597	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	145060	0070	11/19/2003	99,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	145060	0260	4/2/2003	131,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	145060	0660	9/10/2002	132,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	145060	0670	7/25/2002	139,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	154183	0010	5/20/2003	220,000	RELATED PARTY, FRIEND, OR NEIGHBOR; BUILDER OR DEVELOPER SALES;
380	154183	0080	4/16/2002	170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	154183	0120	7/8/2003	133,300	NON-REPRESENTATIVE SALE;
380	154183	0210	8/9/2003	100,000	NON-REPRESENTATIVE SALE;
380	154183	0260	3/13/2002	157,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	165750	0130	2/13/2002	220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	178940	0480	10/2/2002	122,950	DIVORCE;
380	247500	0110	3/18/2003	117,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	247500	0180	7/11/2002	165,590	DIVORCE;
380	247500	0520	3/6/2002	165,000	STATEMENT TO DOR;
380	269549	0020	4/10/2002	149,500	NON-REPRESENTATIVE SALE;

Nbhd	Major	Minor	Sale Date	Sale Price	Comments
380	269549	0180	4/11/2002	153,800	NON-REPRESENTATIVE SALE;
380	306615	0040	1/16/2002	28,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	375340	0200	9/30/2002	220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	375380	0150	4/10/2002	106,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	375380	0220	4/8/2003	135,000	EXEMPT FROM EXCISE TAX;
380	375455	0570	11/19/2003	154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	375455	0890	6/5/2002	85,200	CONTRACT OR CASH SALE;
380	375455	1100	5/9/2002	34,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
380	376300	0020	7/9/2002	475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	376300	0160	12/23/2002	450,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
380	376300	0240	9/19/2003	302,171	NON-REPRESENTATIVE SALE;
380	376300	0260	12/23/2002	450,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
380	376300	0430	3/26/2003	297,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	510442	0040	2/11/2003	107,800	RELOCATION - SALE TO SERVICE;
380	510442	0040	2/25/2003	107,800	RELOCATION - SALE BY SERVICE;
380	510442	0260	2/20/2002	65,327	QUIT CLAIM DEED; STATEMENT TO DOR;
380	510442	0530	1/13/2003	25,588	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
380	639170	0020	6/25/2003	84,739	QUIT CLAIM DEED;
380	645250	0160	7/30/2003	168,000	NON-REPRESENTATIVE SALE;
380	664970	0110	11/25/2002	169,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	664970	0170	7/23/2003	104,000	QUIT CLAIM DEED;
380	742190	0060	10/23/2002	180,000	QUIT CLAIM DEED;
380	742190	0080	3/1/2002	312	EXEMPT FROM EXCISE TAX;
380	742190	0080	10/24/2002	349,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	742190	0120	6/3/2002	268,000	DIVORCE;
380	742190	0150	7/24/2003	285,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	745990	0020	5/20/2002	159,000	NON-REPRESENTATIVE SALE;
380	751140	0690	3/11/2003	140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	751140	0950	12/19/2002	115,000	DIVORCE;
380	780000	0170	2/6/2003	239,000	NON-REPRESENTATIVE SALE;
380	780000	0280	6/28/2002	257,000	NON-REPRESENTATIVE SALE;
380	785995	0060	7/30/2002	227,500	EXEMPT FROM EXCISE TAX; DIVORCE;
380	785995	0090	9/25/2002	207,500	CONTRACT OR CASH SALE;
380	785995	0180	7/19/2002	69,856	STATEMENT TO DOR;
380	803390	0060	9/30/2003	9,898	QUIT CLAIM DEED;
380	803390	0240	8/20/2002	125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	804408	0810	3/19/2002	342,000	RELOCATION - SALE TO SERVICE;
380	894427	0170	5/7/2003	103,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
380	894427	0370	4/24/2002	115,900	NON-REPRESENTATIVE SALE;
380	894427	0770	4/8/2002	109,995	NON-REPRESENTATIVE SALE;
380	894427	1230	9/24/2003	92,220	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

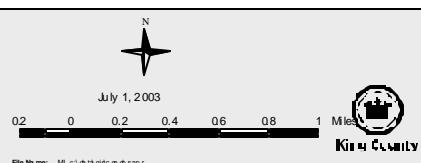
Nbhd	Major	Minor	Sale Date	Sale Price	Comments
380	894427	1270	5/23/2003	118,776	NON-REPRESENTATIVE SALE;
390	132980	0100	5/17/2002	207,000	NON-REPRESENTATIVE SALE;
390	357830	0060	10/13/2003	76,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	357830	0160	5/15/2002	252,500	NON-REPRESENTATIVE SALE;
390	357920	0050	12/4/2002	20,041	STATEMENT TO DOR;
390	357920	0270	9/26/2002	97,129	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	357920	0270	12/10/2002	114,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	357920	0340	2/4/2003	35,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
390	357920	0430	10/27/2003	108,300	NON-REPRESENTATIVE SALE;
390	357920	0570	3/27/2003	119,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
390	357920	0650	4/5/2003	121,600	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	358277	0140	7/29/2002	149,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	750449	0100	3/1/2002	145,000	NON-REPRESENTATIVE SALE;
390	894395	0080	7/24/2003	210,663	NON-REPRESENTATIVE SALE;
390	894428	0230	8/12/2002	241,500	RELOCATION - SALE TO SERVICE;
390	894428	0230	8/12/2002	241,500	RELOCATION - SALE BY SERVICE;
390	940430	0140	5/1/2003	125,000	EXEMPT FROM EXCISE TAX;
395	172781	0130	3/14/2002	124,000	RELOCATION - SALE TO SERVICE;
395	172781	0390	5/1/2002	95,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	317510	0290	1/6/2003	259,900	RELOCATION - SALE TO SERVICE;
395	317510	0500	5/6/2002	209,900	RELOCATION - SALE TO SERVICE;
395	317510	0500	9/20/2002	209,900	RELOCATION - SALE BY SERVICE;
395	317510	0920	7/29/2003	210,000	RELOCATION - SALE TO SERVICE;
395	317510	1270	10/28/2002	232,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	387130	0020	4/4/2002	177,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	387550	0430	4/24/2002	145,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	387644	0330	11/26/2002	49,688	QUIT CLAIM DEED;
395	387644	0870	9/3/2002	57,090	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
395	387644	1020	5/28/2002	110,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
395	387644	1110	9/25/2003	76,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
395	387644	1510	8/8/2002	94,000	NON-REPRESENTATIVE SALE;
395	387644	2160	7/23/2003	93,450	NON-REPRESENTATIVE SALE;
395	387644	2250	12/2/2002	95,060	NON-REPRESENTATIVE SALE;
395	387685	0590	2/5/2002	142,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	426445	0070	4/17/2003	74,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

## Area 380 Neighborhood Map



### Neighborhood 380

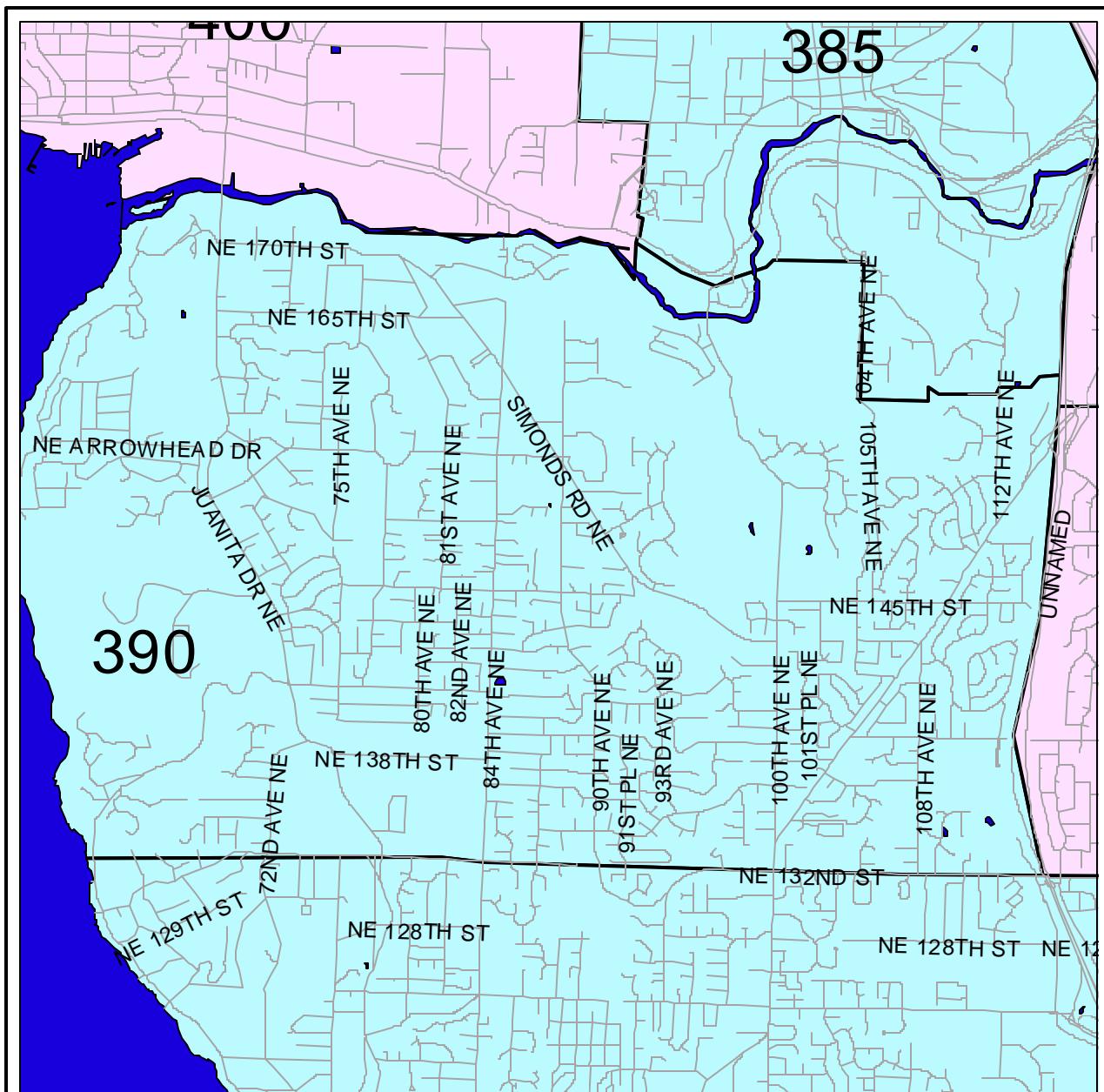
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#### Legend

- |               |
|---------------|
| Streets.shp   |
| Openwater.shp |
| Specareas.shp |
| 5 - 95        |
| 96 - 190      |
| 191 - 290     |
| 291 - 390     |
| 391 - 490     |

## Area 390 Neighborhood Map



### Neighborhood 390

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July 1, 2003

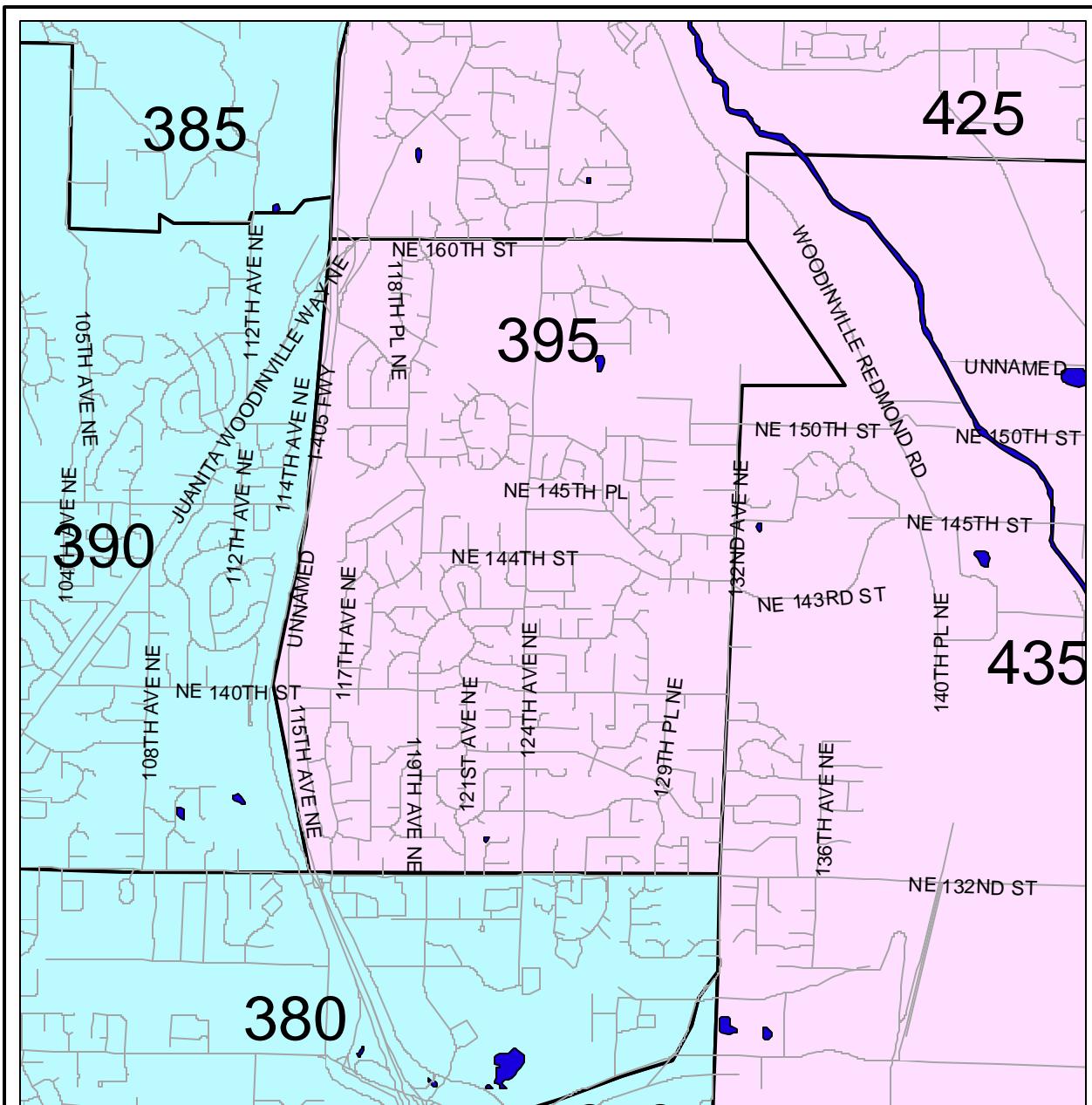
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#### Legend

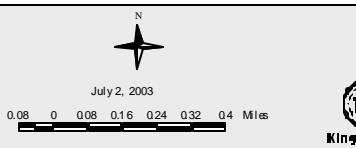
- Streets.shp
- Openwater.shp
- Specareas.shp
- 5 - 95
- 96 - 190
- 191 - 290
- 291 - 390
- 391 - 490

## Area 395 Neighborhood Map



### NEighborhood 395

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#### Legend

	Streets.shp
	Openwater.shp
	Specareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

**Condominium Mass Appraisal Report**

**2004 Assessment Roll**

# **Northwest King County**

**Specialty Neighborhood 90, 110 and 120**

**For 2005 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Scott Noble, Assessor**

# Executive Summary Report

Appraisal Date: 1/1/2004 – 2004 Assessment Roll

Area Name: Northwest King County; Areas 90, 110 and 120.

Previous Physical Inspection: 1998-2000 Assessment Year.

## Sales - Improved Summary:

Number of Sales: 453

Range of Sale Dates: 1/1/2002 to 12/31/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$29,900	\$145,900	\$175,800	\$183,500	95.8%	9.82%
2004 Value	\$32,600	\$144,800	\$177,400	\$183,500	96.7%	9.08%
Change	+\$2,700	-\$1,100	+\$1,600		+0.9%	-0.74%
% Change	+9.0%	-0.8%	+0.9%		+0.9%	-7.54%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of **-.74%** and **-7.54%** actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2003 Value		\$33,000	\$132,000	\$165,000
2004 Value		\$34,500	\$132,800	\$167,300
Percent Change		+4.5%	+0.6%	+1.4%

Number of improved Parcels in the Population: 2037

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

## Part One – Premises of the Mass Appraisal

### ***Appraisal Team members and participation***

Craig Johnson and [Scott Hamilton](#) made up the appraisal team responsible for physical inspection and value selection in the Northwest King County area. Craig Johnson and [Scott Hamilton](#) inspected the condominiums to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Craig reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

### ***Assumptions & Limiting Conditions***

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the [2004](#) Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

### ***Scope of the Appraisal***

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the [Northwest King County area](#). Our sales sample consists of 453 residential living units that sold during the 24-month period between January 1, 2002 and December 31, 2003. The model was applied to all of the [2,037](#) total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty commercial appraisers.

## Part Two Presentation of Data

### ***Identification of the area***

#### **Name or Designation**

Northwest King County Area

#### **Area, neighborhood, and location data**

The Physically inspected portion of the Northwest King County area includes Specialty Neighborhoods 090: Aurora, 110: University and 120: Ravenna

#### **Boundaries:**

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

**Area 90** is bounded on the North by the King Snohomish County line, on the South by N 75<sup>th</sup> Street, on the East by a line approximately parallel with I-5 and on the West by a line approximately parallel with Greenwood Avenue NW.

**Area 110** is bounded on the North by NE 60<sup>th</sup> Street, on the South by Portage Bay, on the East by 35<sup>th</sup> Avenue NE and on the West by I-5.

**Area 120** is bounded on the North by NE 96<sup>th</sup> Street, on the South by NE 57<sup>th</sup> Street, on the East by 24<sup>th</sup> Avenue NE and on the West by I-5.

#### **Maps**

General maps of the Specialty Neighborhoods included in the Northwest King County area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

#### **Zoning and legal/political consideration**

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

## Part Three -- Analysis of Data and Conclusions

### ***Highest and best use analysis and location of conclusions***

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and are therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

### ***Sales comparison approach model description***

[Northwest King County](#) sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's records. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### **Model specification**

After analyzing the sales ratios, property characteristics and market tendencies, the current values for the area were found to be adequate. The only adjustments made were to certain projects depending on their overall sales ratio level

### **Model calibration**

The model is calibrated as follows:

**EMV = IF Major=867900 then 2004 total appraised value x .90, IF Major=259777 or 329972 then 2004 total appraised value x 1.05, IF Major=083220, 664880 or 932016 then 2004 total appraised value x 1.10, IF Major=290923 or 863420 then 2004 total appraised value x 1.15, IF Major=717060 then 2004 total appraised value x 1.20, otherwise 2004 total appraised value x 1.0**

The resulting total value is rounded down to the next \$1,000.

\*EMV stands for Estimated Market Value and represents the modeled value for the 2004 assessment year.

## **Model validation**

Craig Johnson individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraiser, he could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

## ***Reconciliation and Conclusion:***

### **Ratio study**

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

# Addenda

Ratio Reports

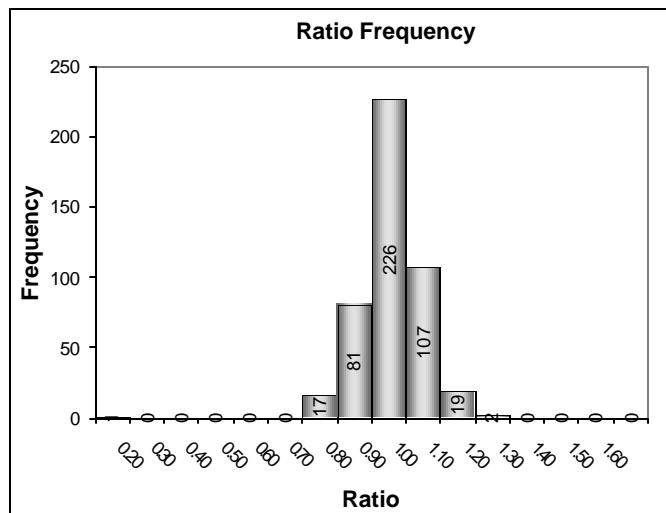
Sales Lists

Specialty Neighborhood Maps

# Physical Inspection Ratio Report (Before)

2003 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/22/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Northwest 90-110-120	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 453			
<i>Mean Assessed Value</i> 175,800			
<i>Mean Sales Price</i> 183,500			
<i>Standard Deviation AV</i> 62,594			
<i>Standard Deviation SP</i> 63,433			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.959			
<i>Median Ratio</i> 0.968			
<i>Weighted Mean Ratio</i> 0.958			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.015			
<i>Highest ratio:</i> 1.225			
<i>Coefficient of Dispersion</i> 6.92%			
<i>Standard Deviation</i> 0.094			
<i>Coefficient of Variation</i> 9.82%			
<i>Price Related Differential (PRD)</i> 1.001			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.953			
Upper limit 0.976			
<b>95% Confidence: Mean</b>			
Lower limit 0.951			
Upper limit 0.968			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 2037			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.094			
<b>Recommended minimum:</b> 14			
<i>Actual sample size:</i> 453			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 213			
# ratios above mean: 240			
<i>Z</i> : 1.269			
<b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



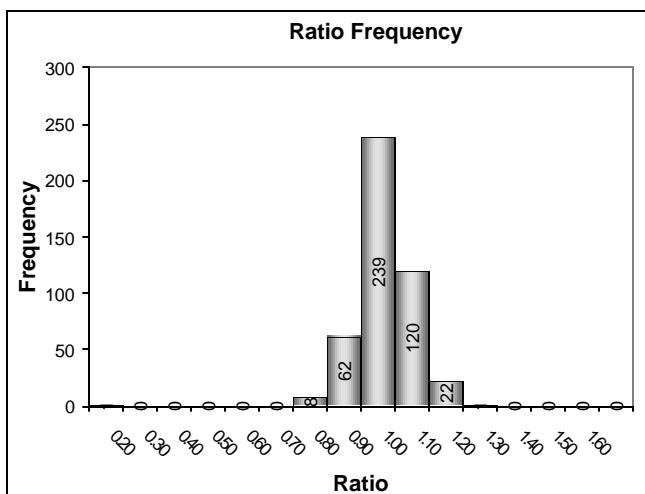
**COMMENTS:**

Residential Condominiums throughout areas 90, 110 and 120.

# Physical Inspection Ratio Report (After)

2004 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/22/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Northwest 90-110-120	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 453			
<i>Mean Assessed Value</i> 177,400			
<i>Mean Sales Price</i> 183,500			
<i>Standard Deviation AV</i> 60,076			
<i>Standard Deviation SP</i> 63,433			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.971			
<i>Median Ratio</i> 0.976			
<i>Weighted Mean Ratio</i> 0.967			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.026			
<i>Highest ratio:</i> 1.224			
<i>Coefficient of Dispersion</i> 6.20%			
<i>Standard Deviation</i> 0.088			
<i>Coefficient of Variation</i> 9.08%			
<i>Price Related Differential (PRD)</i> 1.004			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i> 0.968			
<i>Upper limit</i> 0.983			
<b>95% Confidence: Mean</b>			
<i>Lower limit</i> 0.963			
<i>Upper limit</i> 0.979			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 2037			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.088			
<b>Recommended minimum:</b> 12			
<i>Actual sample size:</i> 453			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 211			
# ratios above mean: 242			
Z: 1.457			
<b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

Residential Condominiums throughout areas 90, 110 and 120

Both Assessment level and uniformity were improved from previous assessments.

## Sales Used In Analysis

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	058625	0040	5/28/2003	175000	1025	4	1979	3	YES	NO	BAY VISTA CONDO
90	083220	0100	9/13/2003	115000	715	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0230	9/16/2002	175000	913	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0240	7/14/2003	180000	910	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0280	4/22/2003	124000	662	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0290	7/18/2002	144500	704	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDO
90	083220	0380	11/2/2003	140000	668	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0480	3/6/2003	265000	1235	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDO
90	083220	0530	12/3/2002	135000	906	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDO
90	083220	0550	7/3/2003	169900	909	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDO
90	083220	0570	7/8/2002	119000	710	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083220	0700	8/1/2002	157000	914	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDO
90	083250	0010	4/30/2002	154000	933	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0030	6/1/2002	154000	951	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0040	3/1/2002	146500	895	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0050	10/28/2002	155000	932	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0100	10/2/2002	154000	933	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0200	11/15/2002	220000	1457	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083250	0220	1/15/2002	160000	932	5	1964	3	YES	YES	BITTER LAKE WEST CONDO
90	083300	0010	10/15/2003	136500	895	4	1987	3	NO	NO	BITTERLAKE VISTA CONDO
90	083300	0090	6/7/2002	145000	918	4	1987	3	NO	NO	BITTERLAKE VISTA CONDO
90	083300	0120	3/26/2003	140000	895	4	1987	3	YES	NO	BITTERLAKE VISTA CONDO
90	083300	0190	2/24/2003	145000	895	4	1987	3	NO	NO	BITTERLAKE VISTA CONDO
90	083300	0230	6/3/2002	133400	895	4	1987	3	YES	NO	BITTERLAKE VISTA CONDO
90	152350	0020	12/20/2002	105000	702	4	1979	3	NO	NO	CHARLESGATE NORTH CONDO
90	152350	0090	5/2/2002	174500	1004	4	1979	3	YES	NO	CHARLESGATE NORTH CONDO
90	152990	0040	11/19/2003	100000	578	4	1978	3	YES	NO	CHATEAU THIERRY CONDO
90	152990	0080	10/9/2003	109000	670	4	1978	3	YES	NO	CHATEAU THIERRY CONDO
90	152990	0090	3/7/2003	92500	595	4	1978	3	YES	NO	CHATEAU THIERRY CONDO
90	152990	0120	4/18/2003	112000	578	4	1978	3	YES	NO	CHATEAU THIERRY CONDO
90	152990	0140	9/20/2003	104500	578	4	1978	3	YES	NO	CHATEAU THIERRY CONDO
90	159205	0010	2/25/2002	184950	1108	5	1986	3	NO	NO	CIMARRON HEIGHTS CONDO
90	179250	0060	8/12/2002	107950	621	4	1989	3	NO	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0180	6/7/2002	128000	828	4	1989	3	NO	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0240	11/20/2003	114950	619	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0320	8/1/2002	140000	860	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0340	4/8/2002	109500	621	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0350	4/2/2002	107000	621	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDO
90	179250	0360	3/1/2002	107000	621	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDO
90	184300	0010	2/14/2003	191000	1405	4	1998	3	NO	NO	CRISTA LANE CONDO
90	184300	0030	9/29/2003	189950	1407	4	1998	3	NO	NO	CRISTA LANE CONDO
90	184300	0080	3/18/2003	192000	1391	4	1998	3	NO	NO	CRISTA LANE CONDO
90	222080	0020	11/19/2003	125000	880	4	1968	3	NO	YES	ECHO COVE CONDO
90	222080	0120	11/21/2003	109000	605	4	1968	3	NO	YES	ECHO COVE CONDO
90	222080	0180	10/22/2003	131973	925	4	1968	3	YES	YES	ECHO COVE CONDO
90	222080	0340	11/21/2002	103000	605	4	1968	3	NO	YES	ECHO COVE CONDO
90	222080	0380	5/21/2003	90000	615	4	1968	3	YES	YES	ECHO COVE CONDO
90	222080	0400	9/23/2003	163500	945	4	1968	3	YES	YES	ECHO COVE CONDO
90	222080	0480	1/8/2003	122400	860	4	1968	3	YES	YES	ECHO COVE CONDO
90	222080	0700	9/3/2003	111000	610	4	1968	3	YES	YES	ECHO COVE CONDO

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	222080	0730	3/12/2003	114000	605	4	1968	3	YES	YES	ECHO COVE CONDO
90	222080	0740	2/21/2003	119500	855	4	1968	3	YES	YES	ECHO COVE CONDO
90	222090	0010	3/28/2003	140000	902	4	1984	3	NO	NO	ECHO FIRS CONDO
90	222090	0030	10/28/2002	138000	902	4	1984	3	NO	NO	ECHO FIRS CONDO
90	223070	0010	4/8/2003	179950	1341	5	1981	3	NO	YES	ECHO LAKE TOWNHOMES PH I CONDO
90	223070	0040	12/12/2003	193000	1341	5	1981	3	NO	YES	ECHO LAKE TOWNHOMES PH I CONDO
90	223070	0100	2/11/2002	175000	1341	5	1981	3	NO	YES	ECHO LAKE TOWNHOMES PH I CONDO
90	223350	0040	11/18/2003	180000	1098	5	1979	3	YES	YES	ECHO SHORES CONDO
90	240680	0030	1/30/2002	135950	625	6	2000	3	NO	NO	EVANSTON SQUARE CONDO
90	240680	0220	12/30/2003	100000	403	6	2000	3	NO	NO	EVANSTON SQUARE CONDO
90	240680	0230	8/5/2002	157000	662	6	2000	3	YES	NO	EVANSTON SQUARE CONDO
90	240680	0270	4/18/2002	197500	867	6	2000	3	YES	NO	EVANSTON SQUARE CONDO
90	240680	0320	5/28/2002	152995	574	6	2000	3	NO	NO	EVANSTON SQUARE CONDO
90	240680	0390	11/16/2002	110000	452	6	2000	3	YES	NO	EVANSTON SQUARE CONDO
90	255715	0050	6/12/2003	200000	1522	5	1993	3	NO	NO	FIRLANDS WAY CONDO
90	255715	0110	12/9/2002	195500	1522	5	1993	3	NO	NO	FIRLANDS WAY CONDO
90	255715	0130	3/20/2002	180000	1522	5	1993	3	NO	NO	FIRLANDS WAY CONDO
90	255715	0140	4/19/2002	156500	863	5	1993	3	NO	NO	FIRLANDS WAY CONDO
90	257010	0040	5/20/2003	145000	970	4	1981	3	NO	NO	555 NORTH 105TH ST. CONDO
90	257010	0070	7/30/2003	149950	953	4	1981	3	YES	NO	555 NORTH 105TH ST. CONDO
90	257010	0090	7/19/2002	105950	662	4	1981	3	YES	NO	555 NORTH 105TH ST. CONDO
90	259777	0030	4/4/2002	137000	850	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0040	4/5/2002	144000	862	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0070	6/4/2003	149900	851	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0120	1/22/2002	143900	860	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0120	10/17/2003	151500	860	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0140	5/27/2003	117900	580	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0170	4/12/2002	142000	862	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0250	5/15/2003	155000	860	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0250	7/30/2003	160000	860	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0280	9/24/2003	152000	828	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0290	10/20/2003	145000	850	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0310	8/6/2003	133000	784	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0320	3/26/2003	119900	571	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0340	5/15/2003	162500	906	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0350	11/12/2002	115000	580	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259777	0370	7/25/2003	119500	584	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDO
90	259945	0020	7/3/2003	179950	1287	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0040	10/29/2002	200000	1427	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0070	8/23/2002	195000	1427	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0280	1/23/2002	201500	1427	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0360	11/21/2003	198000	1427	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0460	2/27/2002	179500	1321	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0480	9/16/2003	199000	1561	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0490	8/14/2003	207000	1564	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	259945	0510	3/6/2002	179950	1321	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0540	9/24/2003	218500	1564	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0630	8/22/2003	155000	1247	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0650	5/24/2002	165000	1181	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0810	10/22/2003	212000	1326	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0820	2/26/2002	160000	1240	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0830	8/19/2003	171000	1248	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0880	12/19/2002	148000	891	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259945	0920	3/6/2002	165000	1247	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDO
90	259950	0020	8/8/2003	151500	828	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0020	4/23/2002	137500	828	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0070	4/19/2002	140000	851	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0110	7/15/2002	118000	584	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0200	8/11/2003	149500	851	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0200	3/18/2002	138000	851	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0240	12/17/2002	112000	584	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0290	2/13/2002	142900	850	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	259950	0320	3/4/2002	110000	571	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDO
90	290923	0020	8/21/2003	170000	1000	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0030	3/27/2002	157000	1100	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0090	5/7/2002	169500	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0130	8/4/2003	165660	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0150	10/8/2003	172000	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0170	5/1/2002	167000	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	290923	0180	4/25/2003	167000	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDO
90	291320	0030	11/24/2003	127450	623	4	1979	3	NO	NO	GREENWOOD ARMS CONDO
90	291320	0050	1/10/2003	149900	935	4	1979	3	YES	NO	GREENWOOD ARMS CONDO
90	291320	0060	6/3/2002	159950	938	4	1979	3	YES	NO	GREENWOOD ARMS CONDO
90	291320	0170	7/28/2003	150000	919	4	1979	3	NO	NO	GREENWOOD ARMS CONDO
90	291830	0010	1/14/2003	170000	856	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0020	8/21/2003	174500	879	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0030	1/7/2003	189000	879	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0040	1/15/2003	171900	950	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0050	3/3/2003	168000	950	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0060	5/7/2003	177000	950	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0070	6/10/2003	179900	950	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	292300	0150	7/29/2003	178000	918	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	292300	0180	8/8/2003	170000	961	5	1992	3	NO	NO	GREENWOOD PLAZA CONDO
90	292300	0190	3/19/2003	124950	573	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	292300	0200	9/3/2003	147000	704	5	1992	3	NO	NO	GREENWOOD PLAZA CONDO
90	292300	0220	11/25/2002	162000	906	5	1992	3	NO	NO	GREENWOOD PLAZA CONDO
90	292300	0240	1/4/2002	140000	898	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	292300	0270	6/3/2002	133720	615	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	292300	0310	7/9/2003	177800	967	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	292300	0320	4/30/2003	174000	906	5	1992	3	NO	NO	GREENWOOD PLAZA CONDO
90	292300	0340	9/27/2002	163995	898	5	1992	3	YES	NO	GREENWOOD PLAZA CONDO
90	302170	0090	3/5/2003	123000	954	5	1974	3	NO	NO	HALCON CONDO

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	302170	0110	3/25/2003	107000	727	5	1974	3	NO	NO	HALCON CONDO
90	302170	0140	5/29/2003	127000	976	5	1974	3	NO	NO	HALCON CONDO
90	330077	0080	3/24/2003	155000	976	5	1979	3	YES	NO	HIGHLAND VIEW VILLAS CONDO
90	330077	0120	10/31/2003	166000	976	5	1979	3	YES	NO	HIGHLAND VIEW VILLAS CONDO
90	330077	0130	8/13/2002	172500	976	5	1979	3	YES	NO	HIGHLAND VIEW VILLAS CONDO
90	372980	0010	2/6/2003	85000	631	4	1959	3	NO	NO	JOHNSONIAN CONDO
90	372980	0020	2/22/2002	60000	603	4	1959	3	NO	NO	JOHNSONIAN CONDO
90	378010	0010	2/25/2002	127000	954	4	1995	3	NO	NO	JUNE THE
90	378010	0030	2/11/2002	137000	954	4	1995	3	NO	NO	JUNE THE
90	378010	0060	11/18/2003	169950	903	4	1995	3	NO	NO	JUNE THE
90	430900	0070	8/25/2003	133300	610	4	1993	3	NO	NO	LICHTON PLACE CONDO
90	433960	0020	8/16/2002	238000	1655	4	1999	3	NO	NO	LINDEN AVE TOWNHOMES CONDO
90	434030	0130	1/2/2003	125000	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0160	12/12/2003	112500	657	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0170	7/3/2002	104000	710	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0250	8/9/2002	126950	1007	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0260	9/3/2003	170000	1004	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0300	1/24/2002	119990	999	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0310	6/20/2003	144000	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0320	6/10/2002	123000	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0330	3/3/2003	125000	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0350	5/27/2003	127000	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0390	6/20/2002	125000	1004	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0420	1/10/2003	127500	955	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0450	6/14/2002	109000	657	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0480	10/16/2003	134650	849	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0500	3/6/2002	99900	641	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0530	5/13/2002	95000	654	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0710	2/15/2002	121380	1004	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0820	7/20/2003	124975	688	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0840	11/19/2002	105000	704	4	1982	3	NO	NO	LINDEN PARK CONDO
90	434030	0930	4/16/2003	127000	999	4	1982	3	NO	NO	LINDEN PARK CONDO
90	516540	0010	2/25/2002	155000	1090	4	1978	3	NO	NO	MARQUIS CONDO
90	516540	0070	4/3/2003	172000	1115	4	1978	3	NO	NO	MARQUIS CONDO
90	516540	0120	4/7/2003	179000	1115	4	1978	3	NO	NO	MARQUIS CONDO
90	546871	0010	6/10/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0020	5/21/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0030	7/8/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0040	9/17/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0050	7/3/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0060	5/28/2002	204000	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0070	5/28/2002	199950	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0080	8/7/2002	199950	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0090	7/24/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0100	8/12/2002	199950	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0110	2/13/2003	184950	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0120	10/28/2002	185950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	546871	0130	9/30/2002	182000	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0140	9/10/2002	205000	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0150	8/13/2002	199950	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	546871	0160	7/24/2002	195950	945	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	570237	0100	12/6/2002	109000	665	4	1979	3	NO	NO	MT. OLYMPUS VIEW CONDO
90	570237	0100	11/25/2003	120000	665	4	1979	3	NO	NO	MT. OLYMPUS VIEW CONDO
90	570237	0170	5/29/2002	97000	718	4	1979	3	NO	NO	MT. OLYMPUS VIEW CONDO
90	609465	0010	3/26/2003	198000	1220	4	1985	3	NO	NO	9407 LINDEN AVE N CONDO
90	614530	0010	3/18/2002	199950	1321	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0040	3/25/2002	207995	1321	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0050	3/7/2002	222000	1485	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0060	5/20/2003	208500	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0060	3/7/2002	199950	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0070	3/11/2002	224950	1422	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0090	1/24/2002	196950	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0110	2/19/2002	207950	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0120	8/18/2003	219000	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0120	7/18/2002	210000	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0130	6/6/2003	207500	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614530	0130	3/20/2002	202950	1247	5	2001	3	NO	NO	NORTH 145TH CT TOWNHOMES
90	614700	0060	10/22/2002	106000	646	5	1983	3	NO	NO	NORTH PARK LANE CONDO
90	614700	0060	2/26/2003	109500	646	5	1983	3	NO	NO	NORTH PARK LANE CONDO
90	629950	0010	7/28/2003	169000	916	4	1965	3	NO	NO	OAK LAKE VILLA
90	638850	0020	7/17/2002	173000	1101	4	1966	3	YES	NO	OLYMPIC VISTA CONDO
90	638880	0070	11/12/2002	139000	875	4	1976	3	NO	NO	OLYMPIC WEST CONDO
90	638880	0090	9/8/2003	110000	722	4	1976	3	YES	NO	OLYMPIC WEST CONDO
90	664880	0010	5/4/2002	199950	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	664880	0170	6/20/2002	212500	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	664880	0220	6/6/2003	227500	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	664880	0240	7/30/2002	212000	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	664880	0270	3/20/2003	219950	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	664880	0300	3/19/2002	205000	1271	5	1972	3	NO	NO	PARK PLAZA CONDO
90	676070	0010	2/19/2002	182000	1036	5	1985	3	YES	NO	PHINNEY RIDGE CONDO
90	676070	0050	6/28/2002	183500	1103	5	1985	3	NO	NO	PHINNEY RIDGE CONDO
90	676070	0100	5/1/2002	176500	1098	5	1985	3	NO	NO	PHINNEY RIDGE CONDO
90	676070	0120	6/16/2003	216000	1175	5	1985	3	YES	NO	PHINNEY RIDGE CONDO
90	676070	0150	2/7/2003	193000	1098	5	1985	3	NO	NO	PHINNEY RIDGE CONDO
90	676070	0160	6/4/2003	250000	1048	5	1985	3	YES	NO	PHINNEY RIDGE CONDO
90	676070	0170	7/15/2002	239950	1175	5	1985	3	YES	NO	PHINNEY RIDGE CONDO
90	728350	0060	1/25/2002	120500	953	4	1978	3	NO	NO	RICHMOND FIRS CONDO
90	728350	0070	4/8/2003	125000	953	4	1978	3	NO	NO	RICHMOND FIRS CONDO
90	730887	0030	7/16/2003	345950	993	5	2002	3	NO	NO	RIDGEMONT
90	730887	0040	8/14/2003	332000	993	5	2002	3	NO	NO	RIDGEMONT
90	730887	0060	7/17/2003	211950	652	5	2002	3	NO	NO	RIDGEMONT
90	730887	0070	7/30/2003	199950	652	5	2002	3	NO	NO	RIDGEMONT
90	730887	0080	7/13/2003	209950	617	5	2002	3	NO	NO	RIDGEMONT
90	730887	0110	11/19/2003	320000	993	5	2002	3	YES	NO	RIDGEMONT

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	730887	0120	7/1/2003	259950	807	5	2002	3	NO	NO	RIDGEMONT
90	730887	0130	8/20/2003	221950	652	5	2002	3	NO	NO	RIDGEMONT
90	730887	0140	8/25/2003	214950	652	5	2002	3	NO	NO	RIDGEMONT
90	730887	0150	7/13/2003	228450	617	5	2002	3	NO	NO	RIDGEMONT
90	730887	0160	10/6/2003	292188	807	5	2002	3	NO	NO	RIDGEMONT
90	731180	0200	10/31/2003	235000	1029	5	1989	3	YES	NO	RIDGEVIEW CONDO
90	750448	0020	8/22/2002	200000	1230	6	1985	3	NO	NO	ST CHARLES PLACE CONDO
90	750448	0040	4/24/2003	185000	1135	6	1985	3	NO	NO	ST CHARLES PLACE CONDO
90	750448	0060	10/24/2002	184000	1135	6	1985	3	NO	NO	ST CHARLES PLACE CONDO
90	750448	0140	11/19/2002	182500	1135	6	1985	3	NO	NO	ST CHARLES PLACE CONDO
90	754310	0010	7/21/2003	155000	1007	4	1979	3	NO	NO	SANDELWOOD CONDO
90	754310	0040	6/11/2002	160000	1011	4	1979	3	YES	NO	SANDELWOOD CONDO
90	754310	0050	12/17/2003	162000	954	4	1979	3	NO	NO	SANDELWOOD CONDO
90	754310	0090	10/22/2002	174950	1052	4	1979	3	YES	NO	SANDELWOOD CONDO
90	769819	0040	1/6/2003	145000	843	4	1987	3	NO	NO	731 N 94TH ST CONDO
90	769819	0050	6/6/2002	155000	843	4	1987	3	NO	NO	731 N 94TH ST CONDO
90	769823	0030	2/26/2002	176000	780	5	1992	3	NO	NO	727 NORTH 85TH STREET CONDO
90	769823	0050	9/10/2003	180000	848	5	1992	3	NO	NO	727 NORTH 85TH STREET CONDO
90	769823	0060	7/15/2003	167000	788	5	1992	3	NO	NO	727 NORTH 85TH STREET CONDO
90	793310	0020	8/14/2002	210700	1026	4	1994	3	NO	NO	SPRING COURT CONDO
90	793310	0030	10/9/2003	187900	1020	4	1994	3	NO	NO	SPRING COURT CONDO
90	863420	0090	7/30/2003	145000	700	4	1979	3	NO	NO	THREE CROWNS CONDO
90	863420	0140	5/15/2002	144500	700	4	1979	3	YES	NO	THREE CROWNS CONDO
90	863420	0160	12/2/2002	179000	880	4	1979	3	YES	NO	THREE CROWNS CONDO
90	894000	0110	7/7/2003	169950	1000	4	1985	3	YES	NO	VIEWLAND HEIGHTS CONDO
90	919530	0020	6/4/2003	169000	902	5	1987	3	NO	NO	WATERFORD NORTH CONDO
90	919530	0110	11/17/2003	180000	885	5	1987	3	NO	NO	WATERFORD NORTH CONDO
90	919530	0190	11/19/2003	139500	647	5	1987	3	NO	NO	WATERFORD NORTH CONDO
90	919530	0200	5/22/2002	171500	867	5	1987	3	NO	NO	WATERFORD NORTH CONDO
90	919530	0210	3/25/2003	125000	495	5	1987	3	NO	NO	WATERFORD NORTH CONDO
90	919530	0240	1/15/2002	163000	902	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	919530	0250	2/20/2002	125000	548	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	919530	0270	1/23/2002	125000	603	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	919530	0320	3/15/2002	129500	621	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	919530	0410	11/18/2003	145000	648	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	919530	0430	3/26/2003	138100	621	5	1987	3	YES	NO	WATERFORD NORTH CONDO
90	930530	0060	6/17/2002	149950	1130	4	1979	3	NO	NO	WESTMINSTER - 500 CONDO
90	932016	0110	9/8/2003	231750	1134	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0240	3/27/2002	240000	1169	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0260	8/20/2003	248500	1177	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0280	8/14/2002	220000	1121	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0310	12/19/2003	238000	1347	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0350	11/24/2003	176500	825	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0400	2/19/2002	210000	1131	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0520	11/12/2003	257500	1177	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0540	7/28/2003	240000	1180	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0550	7/30/2002	228000	1139	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0560	9/16/2003	254950	1121	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	932016	0570	2/22/2003	257000	1340	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDO
90	932016	0580	8/7/2003	280000	1426	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDO
110	085330	0020	8/1/2003	244990	780	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0030	11/27/2002	178000	599	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0040	11/12/2002	229900	690	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0050	11/16/2002	129900	479	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0060	11/12/2002	219900	699	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0070	12/26/2002	239990	742	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0080	8/26/2003	349990	1020	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0090	11/12/2002	337900	1026	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0100	10/23/2003	270000	735	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0100	4/17/2003	265000	735	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0120	10/21/2002	185900	589	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0140	10/24/2002	204990	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0150	10/17/2002	197000	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0160	11/4/2002	195000	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0170	10/17/2002	234900	763	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0180	12/2/2002	339900	1124	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0190	10/18/2002	154990	496	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0200	6/6/2003	239990	742	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0210	10/14/2002	362250	1020	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0220	4/23/2003	339990	1026	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0230	11/13/2002	255000	735	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0240	10/17/2002	414900	1179	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0250	8/11/2003	339990	1109	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0260	5/15/2003	339990	1089	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0270	10/16/2002	204000	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0280	12/5/2002	205000	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0290	10/16/2002	201051	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0290	9/15/2003	210000	628	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0300	10/17/2002	249000	763	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0320	10/22/2002	164990	496	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0330	10/16/2002	269000	742	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0340	10/9/2002	369900	1020	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0360	10/14/2002	269900	735	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0370	12/9/2002	439990	1179	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0400	10/16/2002	264900	760	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0410	10/16/2002	178000	531	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0420	10/3/2002	293990	828	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0450	10/31/2002	279900	735	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0460	10/16/2002	499900	1293	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085450	0040	4/17/2002	225000	1054	4	1997	3	NO	NO	BLAKELEY PLACE CONDO
110	085450	0080	5/2/2003	167000	687	4	1997	3	NO	NO	BLAKELEY PLACE CONDO
110	085450	0150	11/11/2002	164900	687	4	1997	3	NO	NO	BLAKELEY PLACE CONDO
110	085450	0160	8/20/2002	155000	643	4	1997	3	NO	NO	BLAKELEY PLACE CONDO
110	114210	0040	7/10/2003	179000	879	4	1990	3	NO	NO	BROOKLYN CONDO
110	228990	0010	5/2/2002	180000	692	6	1930	3	NO	NO	EL MONTEREY CONDO
110	228990	0060	8/15/2003	135000	365	6	1930	3	NO	NO	EL MONTEREY CONDO
110	228990	0110	9/29/2003	226000	1034	6	1930	3	YES	NO	EL MONTEREY CONDO
110	228990	0200	8/15/2003	135000	350	6	1930	3	NO	NO	EL MONTEREY CONDO
110	228990	0200	11/19/2003	142000	350	6	1930	3	NO	NO	EL MONTEREY CONDO
110	286760	0050	7/18/2002	215000	1026	6	1996	3	NO	NO	GRANDVIEW PLAZA CONDO
110	286760	0080	6/21/2002	270400	1316	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDO
110	286760	0090	4/22/2003	211600	1026	6	1996	3	NO	NO	GRANDVIEW PLAZA CONDO
110	286760	0120	8/22/2003	290000	1316	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDO
110	286760	0150	12/2/2002	367000	1998	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDO

Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
110	286760	0160	9/17/2003	375000	1795	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDO
110	286760	0170	10/21/2003	335000	1535	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDO
110	395666	0040	3/26/2002	217000	1202	4	1996	3	NO	NO	LA TERRAZZA CONDO
110	395666	0260	5/22/2003	170000	664	4	1996	3	NO	NO	LA TERRAZZA CONDO
110	395666	0280	10/27/2003	277000	1034	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0290	6/25/2002	262000	1149	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0300	12/5/2003	272500	1165	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0310	6/6/2003	254000	1140	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0330	1/30/2002	220000	983	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0350	8/4/2003	179250	761	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0370	5/15/2002	154500	678	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0380	6/17/2002	255500	1034	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0420	10/7/2003	260000	1215	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0460	6/2/2003	172000	666	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0470	8/28/2002	175000	678	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0510	4/23/2003	275000	1140	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0530	3/12/2002	224000	1096	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0540	7/16/2002	215000	905	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	395666	0550	10/1/2002	195000	741	4	1996	3	YES	NO	LA TERRAZZA CONDO
110	717060	0010	10/1/2003	210000	957	4	1978	3	NO	NO	RAVENNA HOUSE CONDO
110	717060	0060	5/21/2002	220000	1140	4	1978	3	NO	NO	RAVENNA HOUSE CONDO
110	717060	0130	1/12/2002	220000	1088	4	1978	3	NO	NO	RAVENNA HOUSE CONDO
110	717100	0020	12/3/2003	184000	696	4	1990	3	YES	NO	RAVENNA MANOR CONDO
110	717100	0050	12/18/2002	260000	1414	4	1990	3	YES	NO	RAVENNA MANOR CONDO
110	740900	0040	9/2/2003	144000	590	4	1991	3	YES	NO	ROOSEVELT COURT CONDO
110	809165	0060	9/4/2003	265000	1215	4	2000	3	NO	NO	SUN PLAZA CONDO
110	809165	0090	4/9/2002	227000	1133	4	2000	3	YES	NO	SUN PLAZA CONDO
110	809165	0110	9/10/2003	278000	1184	4	2000	3	NO	NO	SUN PLAZA CONDO
110	809165	0150	7/15/2003	264000	1181	4	2000	3	YES	NO	SUN PLAZA CONDO
110	809165	0160	8/12/2002	277000	1147	4	2000	3	YES	NO	SUN PLAZA CONDO
110	809165	0200	8/6/2003	270000	1061	4	2000	3	YES	NO	SUN PLAZA CONDO
110	867900	0030	8/20/2003	368100	1133	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0050	4/25/2002	379950	1019	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0060	7/17/2003	304950	983	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0070	7/17/2003	300000	983	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0090	11/20/2002	300000	1015	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0130	8/20/2003	334950	1029	5	2000	3	NO	NO	TREMEZZO CONDO
110	867900	0140	6/19/2002	384950	993	5	2000	3	NO	NO	TREMEZZO CONDO
110	882530	0040	2/19/2003	192500	1120	6	1974	3	NO	NO	UNIVERSITY PLAZA CONDO
110	882530	0080	2/7/2002	155000	680	6	1974	3	NO	NO	UNIVERSITY PLAZA CONDO
110	882530	0190	4/9/2002	229950	1120	6	1974	3	NO	NO	UNIVERSITY PLAZA CONDO
110	882530	0210	5/23/2003	150000	710	6	1974	3	NO	NO	UNIVERSITY PLAZA CONDO
110	882530	0310	6/13/2003	177500	878	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0350	5/30/2003	205000	1130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0370	5/16/2003	206000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0400	1/9/2003	224500	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0410	6/7/2002	258950	1130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0520	3/27/2003	210000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0530	6/14/2002	267900	1130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0610	5/12/2003	217000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0620	2/25/2002	160000	680	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0690	12/5/2003	155000	710	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0700	7/8/2002	255000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0790	1/22/2002	185000	840	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0810	9/26/2003	147500	710	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0950	9/25/2002	293000	1130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	0970	11/13/2003	180000	840	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO

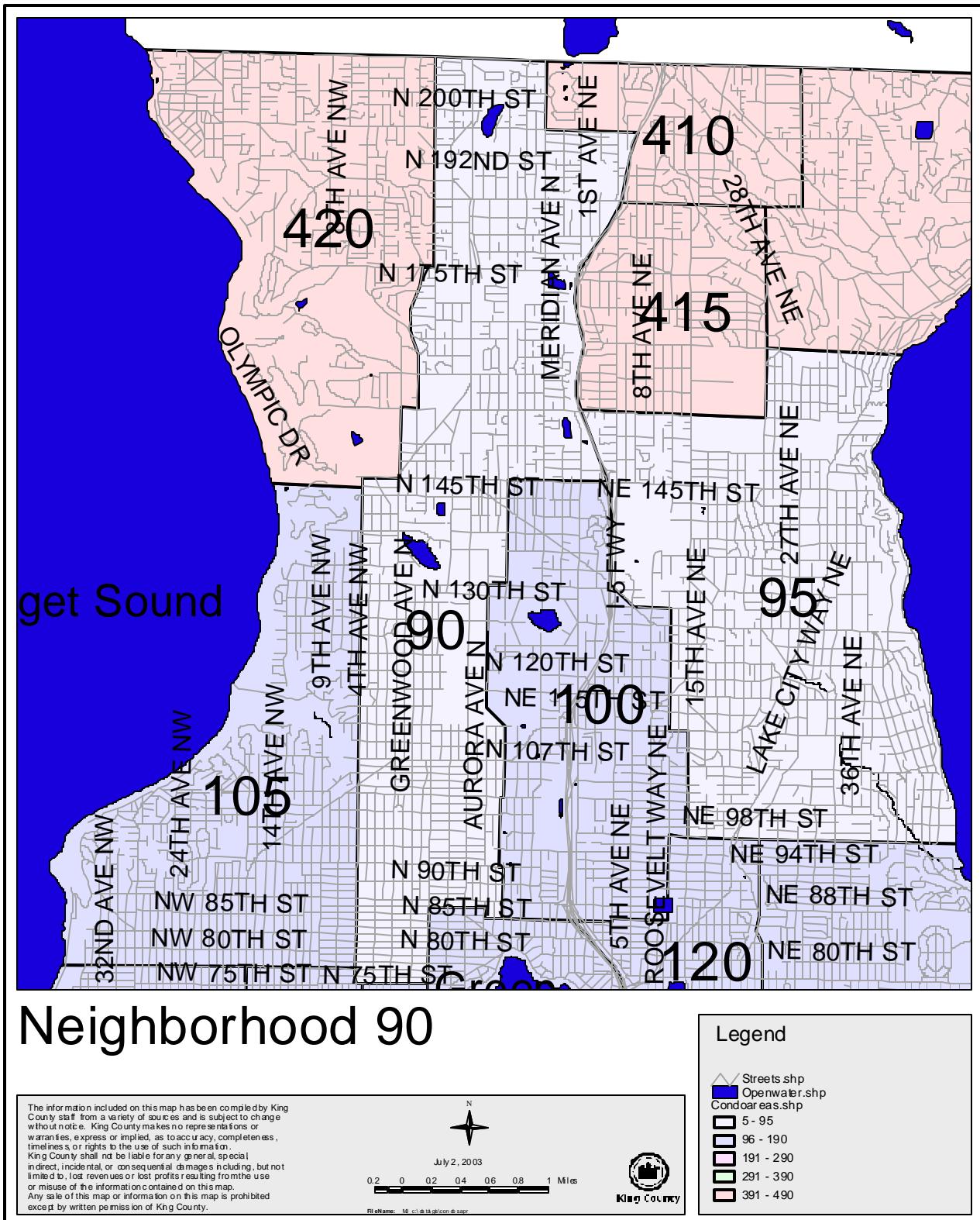
Nbrhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
110	882530	0990	2/5/2003	155000	710	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	1000	5/2/2002	265000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	1080	10/17/2003	400000	1450	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	1150	11/13/2002	235000	1120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	882530	1350	4/10/2002	320000	1130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDO
110	888150	0020	9/25/2003	195000	157	4	1928	3	NO	NO	VARSITY ARMS CONDO
110	888150	0200	9/25/2003	195000	738	4	1928	3	NO	NO	VARSITY ARMS CONDO
110	888150	0230	7/29/2003	143000	544	4	1928	3	NO	NO	VARSITY ARMS CONDO
110	888150	0280	9/27/2002	115000	544	4	1928	3	NO	NO	VARSITY ARMS CONDO
120	290900	0070	2/28/2002	169900	1184	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0140	10/21/2002	115000	798	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0190	10/1/2003	167500	1187	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0270	3/12/2002	111000	809	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0270	9/17/2003	131500	809	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0360	6/13/2002	155000	1191	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0410	8/29/2002	169500	1192	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0540	9/24/2002	152000	1016	4	1979	3	NO	NO	GREENHOUSE CONDO
120	290900	0620	8/27/2002	109950	752	4	1979	3	YES	NO	GREENHOUSE CONDO
120	290900	0680	6/26/2003	104000	758	4	1979	3	YES	NO	GREENHOUSE CONDO
120	329972	0020	6/17/2002	157500	1128	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	329972	0110	5/1/2003	106000	665	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	329972	0120	1/13/2003	99950	665	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	329972	0170	8/15/2002	141000	1043	4	1979	3	YES	NO	HIGHLAND TERRACE CONDO
120	329972	0180	1/27/2003	140500	899	4	1979	3	YES	NO	HIGHLAND TERRACE CONDO
120	329972	0210	8/19/2002	149000	960	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	329972	0260	9/18/2002	153500	957	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	329972	0290	11/15/2003	159500	1098	4	1979	3	NO	NO	HIGHLAND TERRACE CONDO
120	414230	0010	3/4/2002	122900	864	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0080	5/28/2003	99000	634	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0130	10/16/2002	111150	644	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0140	1/24/2002	116000	871	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0210	8/16/2002	95000	646	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0330	9/25/2003	128000	869	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0410	9/4/2002	107000	646	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0430	1/2/2003	120000	867	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0440	2/12/2002	106000	641	4	1982	3	YES	NO	LAKESIDE NORTH CONDO
120	414230	0510	5/15/2002	130000	869	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	414230	0520	9/23/2003	67000	382	4	1982	3	NO	NO	LAKESIDE NORTH CONDO
120	509890	0040	7/11/2003	175000	986	4	1992	3	NO	NO	MAPLE LEAF CONDO
120	716980	0050	10/10/2002	114500	737	4	1968	3	NO	NO	RAVENNA GLEN CONDO
120	716980	0080	4/12/2002	149000	850	4	1968	3	NO	NO	RAVENNA GLEN CONDO
120	716980	0190	4/14/2003	163050	875	4	1968	3	NO	NO	RAVENNA GLEN CONDO
120	718120	0040	4/19/2003	167900	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0080	2/20/2003	181000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0090	5/30/2002	180000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0130	9/17/2003	193900	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0130	4/14/2003	183200	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0140	7/3/2002	189900	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0170	6/11/2003	185000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0180	4/10/2003	205000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0250	3/5/2003	160000	773	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0260	10/23/2003	157000	773	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0290	5/3/2002	160000	773	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0330	2/27/2002	189500	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0350	5/24/2002	175000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO
120	718120	0360	10/23/2002	187000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDO

## Sales Removed from Analysis

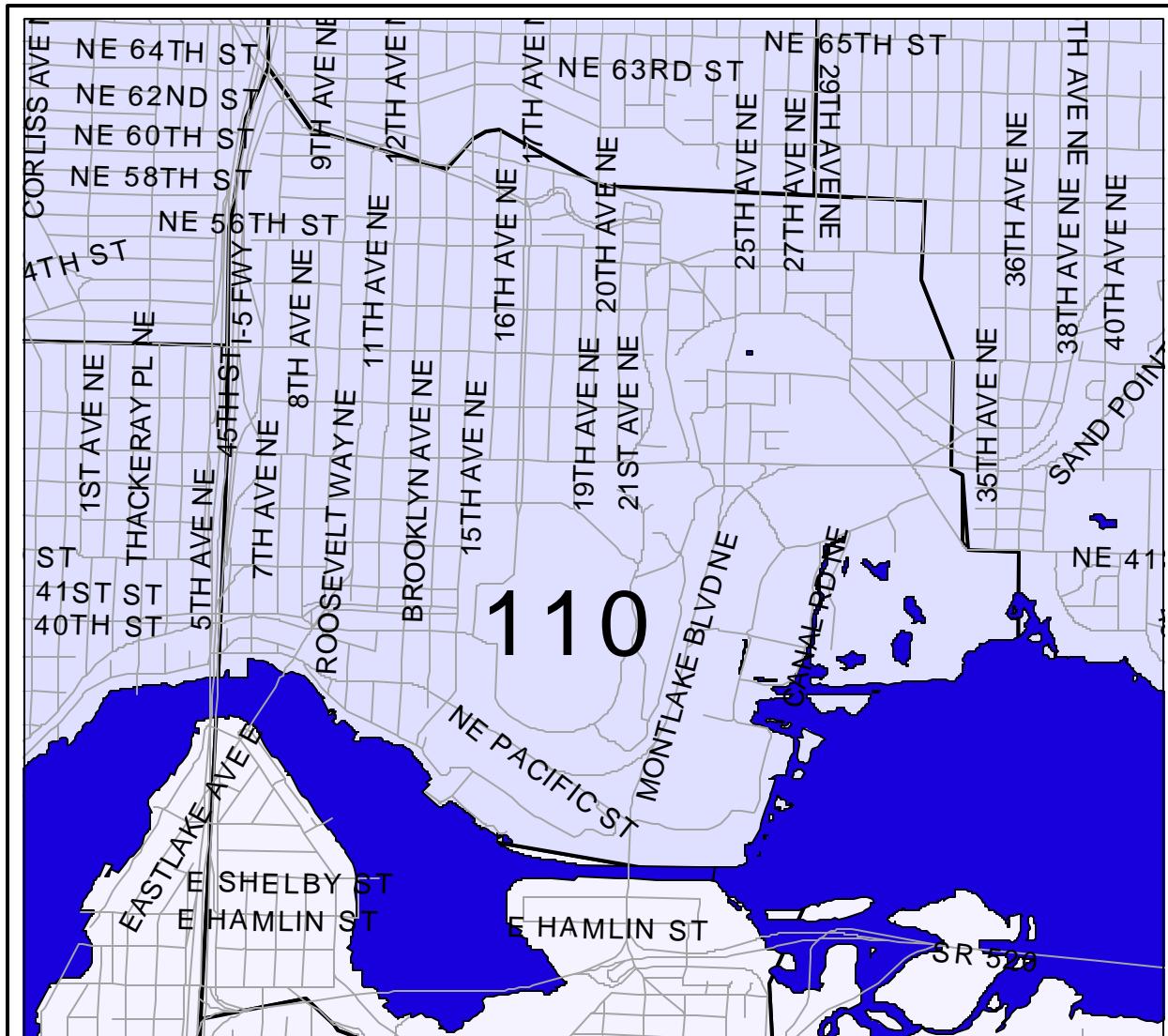
Nbrhd	Major	Minor	Sale Date	Sale Price	Comments
90	083220	0170	9/30/2002	105000	QUESTIONABLE PER APPRAISAL
90	152990	0140	10/29/2002	100000	RELATED PARTY, FRIEND, OR NEIGHBOR;
90	152990	0170	4/1/2002	52473	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
90	159205	0150	6/17/2003	115000	QUESTIONABLE PER APPRAISAL;
90	179250	0020	11/25/2003	132500	QUESTIONABLE PER APPRAISAL;
90	179250	0340	2/1/2002	80000	QUESTIONABLE PER APPRAISAL;
90	222090	0060	1/28/2003	56000	QUIT CLAIM DEED;
90	222090	0060	3/12/2003	56000	QUIT CLAIM DEED;
90	223350	0130	11/13/2002	87750	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
90	259777	0300	6/28/2002	69527	PARTIAL INTEREST (1/3, 1/2, Etc.);
90	259945	0830	4/5/2003	20000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	269860	0020	8/25/2003	156500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0050	3/25/2003	159000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0100	4/19/2002	156500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0210	12/26/2003	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0220	9/12/2003	146000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0350	9/12/2003	146000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0410	3/25/2003	159000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0440	12/26/2003	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0500	8/25/2003	156500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	269860	0510	4/19/2002	156500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	292300	0006	1/3/2002	10000	QUIT CLAIM DEED;
90	372980	0030	6/11/2002	65000	RELATED PARTY, FRIEND, OR NEIGHBOR;
90	378010	0010	3/21/2003	64784	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	414980	0030	6/10/2002	185000	QUESTIONABLE PER APPRAISAL
90	434030	0760	6/19/2002	133000	PARTIAL INTEREST (1/3, 1/2, Etc.);
90	514560	0160	5/12/2003	156500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	614700	0020	1/20/2003	121500	RELATED PARTY, FRIEND, OR NEIGHBOR;
90	615550	0020	1/31/2002	186000	QUESTIONABLE PER APPRAISAL; STATEMENT TO DOR;
90	679098	0150	9/27/2002	143000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
90	730887	0190	6/25/2003	269950	QUESTIONABLE PER APPRAISAL
90	730887	0210	7/30/2003	449950	QUESTIONABLE PER APPRAISAL
90	770840	0030	3/13/2003	190000	STATEMENT TO DOR;
90	813795	0090	6/30/2003	107000	QUIT CLAIM DEED;
90	813795	0120	5/19/2003	68713	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	932016	0590	4/18/2003	83331	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
110	085330	0300	10/17/2002	15000	QUESTIONABLE PER APPRAISAL;
110	228990	0030	4/11/2002	129950	QUESTIONABLE PER APPRAISAL;
110	228990	0050	9/26/2002	129950	QUESTIONABLE PER APPRAISAL;
110	882530	0190	8/14/2003	45355	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
110	882530	0880	4/1/2002	230543	RELATED PARTY, FRIEND, OR NEIGHBOR;
110	888150	0010	9/20/2002	199500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
110	888150	0030	4/14/2003	229000	MULTI-PARCEL SALE;

<b>Nbrhd</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
110	888150	0150	4/14/2003	229000	MULTI-PARCEL SALE;
110	888150	0250	9/20/2002	199500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
120	290900	0120	5/23/2003	96900	QUESTIONABLE PER APPRAISAL;
120	414230	0120	6/26/2003	100000	QUESTIONABLE PER APPRAISAL;

## Area 90 Neighborhood Map

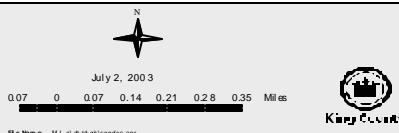


## Area 110 Neighborhood Map



### Neighborhood 110

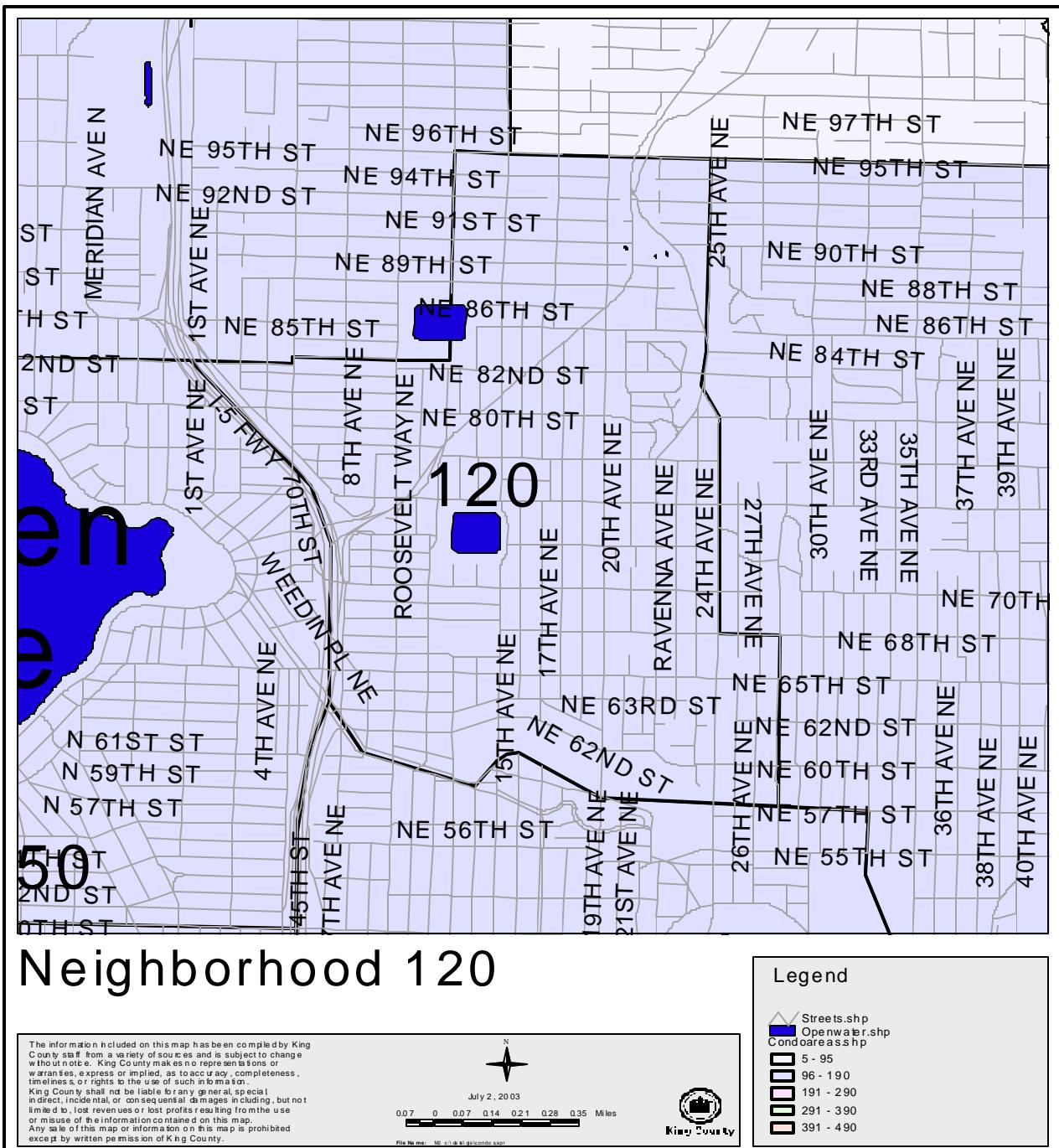
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#### Legend

	Streets.shp
	Openwater.shp
	Condoareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 120 Neighborhood Map



**Condominium Mass Appraisal Report**

**2004 Assessment Roll**

# **Queen Anne / Magnolia**

**Specialty Neighborhood 55 and 60**

**For 2005 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Scott Noble, Assessor**

# Executive Summary Report

Appraisal Date: 1/1/2004 – 2004 Assessment Roll  
Area Name: Queen Anne / Magnolia: Areas 55 and 60.  
Previous Physical Inspection: 1998-2000 Assessment Year.

## Sales - Improved Summary:

Number of Sales: 225

Range of Sale Dates: 1/1/2002 to 12/31/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$67,700	\$212,400	\$280,100	\$287,100	97.6%	10.14%
2004 Value	\$69,400	\$207,300	\$276,700	\$287,100	96.4%	7.97%
Change	+\$1,700	-\$5,100	-\$3,400		-1.2%	-2.17%
% Change	+2.5%	-2.4%	-1.2%		-1.2%	-21.40%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.17% and -21.40% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2003 Value		\$63,700	\$202,000	\$265,700
2004 Value		\$65,900	\$200,000	\$265,900
Percent Change		+3.5%	+1.0%	+0.1%

Number of improved Parcels in the Population: 1124

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

## Part One – Premises of the Mass Appraisal

### ***Appraisal Team members and participation***

Craig Johnson and [Paul Mallary](#) made up the appraisal team responsible for physical inspection and value selection in the Queen Anne / Magnolia. [Paul Mallary](#) inspected the condominiums to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. [Paul](#) reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

### ***Assumptions & Limiting Conditions***

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the [2004](#) Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

### ***Scope of the Appraisal***

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the [Queen Anne / Magnolia area](#). Our sales sample consists of [225](#) residential living units that sold during the 24-month period between January 1, 2002 and December 31, 2003. The model was applied to all of the [1,124](#) total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty commercial appraisers.

## Part Two Presentation of Data

### ***Identification of the area***

#### **Name or Designation**

Queen Anne / Magnolia

#### **Area, neighborhood, and location data**

The Physically inspected portion of the [Queen Anne / Magnolia](#) includes Specialty Neighborhoods [55: Westlake](#) and [60: Eastlake](#).

#### **Boundaries:**

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

[Area 55](#) is bounded on the North by Lake Union, on the South by Aloha Street, on the East by Lake Union and on the West by a Aurora Avenue North.

[Area 60](#) is bounded on the North by the Lake Washington Ship Canal, on the South by East Garfield Street, on the East by I-5.

#### **Maps**

General maps of the Specialty Neighborhoods included in the [Queen Anne / Magnolia](#) are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

#### **Zoning and legal/political consideration**

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

## Part Three -- Analysis of Data and Conclusions

### ***Highest and best use analysis and location of conclusions***

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and are therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

### ***Sales comparison approach model description***

Queen Anne / Magnolia sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's records. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### **Model specification**

After analyzing the sales ratios, property characteristics and market tendencies, the current values for the area were found to be adequate. The only adjustments made were to certain projects depending on their overall sales ratio level

### **Model calibration**

The model is calibrated as follows:

**EMV = IF Major=415235 or 947790 then 2004 total appraised value x 1.25, IF Major=769812 then 2004 total appraised value x .75, If Major=872400 then 2004 total appraised value x .85 otherwise 2004 total appraised value x 1.0**

The resulting total value is rounded down to the next \$1,000.

\*EMV stands for Estimated Market Value and represents the modeled value for the 2004 assessment year.

## **Model validation**

[Paul Mallary](#) individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraiser, he could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

## ***Reconciliation and Conclusion:***

### **Ratio study**

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

# Addenda

Ratio Reports

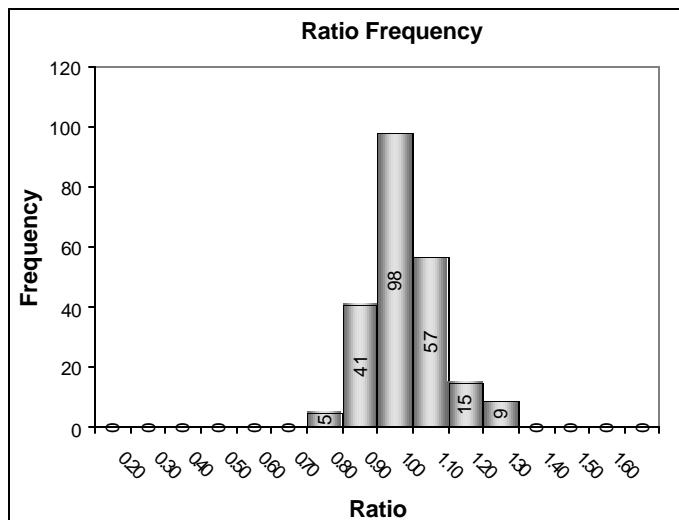
Sales Lists

Specialty Neighborhood Maps

# Physical Inspection Ratio Report (Before)

2003 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Queen Anne Magnolia	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>		225	
<i>Mean Assessed Value</i>		280,100	
<i>Mean Sales Price</i>		287,100	
<i>Standard Deviation AV</i>		126,544	
<i>Standard Deviation SP</i>		127,393	
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>		0.977	
<i>Median Ratio</i>		0.969	
<i>Weighted Mean Ratio</i>		0.976	
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>		0.733	
<i>Highest ratio:</i>		1.296	
<i>Coefficient of Dispersion</i>		7.71%	
<i>Standard Deviation</i>		0.099	
<i>Coefficient of Variation</i>		10.14%	
<i>Price Related Differential (PRD)</i>		1.002	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>		0.956	
<i>Upper limit</i>		0.984	
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>		0.964	
<i>Upper limit</i>		0.990	
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>		1124	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.099	
<b>Recommended minimum:</b>		16	
<i>Actual sample size:</i>		225	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:		119	
# ratios above mean:		106	
Z:		0.867	
<b>Conclusion:</b>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



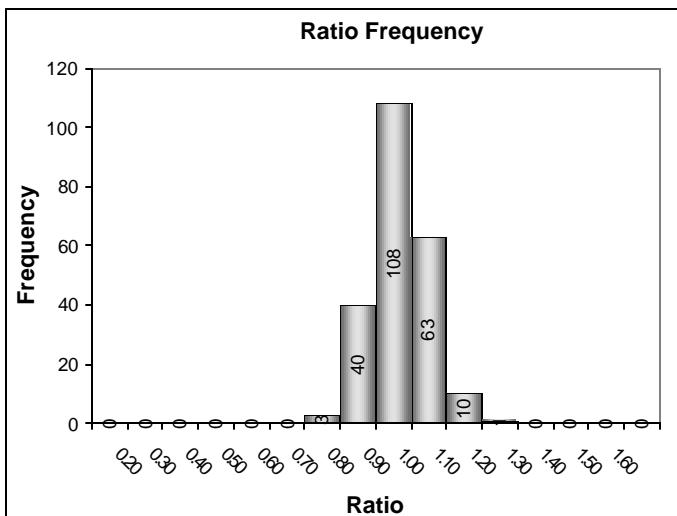
**COMMENTS:**

Residential Condominiums throughout areas 55 and 60.

# Physical Inspection Ratio Report (After)

2004 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Queen Anne Magnolia	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 225 <b>Mean Assessed Value</b> 276,700 <b>Mean Sales Price</b> 287,100 <b>Standard Deviation AV</b> 123,763 <b>Standard Deviation SP</b> 127,393			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.967 <b>Median Ratio</b> 0.963 <b>Weighted Mean Ratio</b> 0.964			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.747 <b>Highest ratio:</b> 1.234 <b>Coefficient of Dispersion</b> 6.31% <b>Standard Deviation</b> 0.077 <b>Coefficient of Variation</b> 7.97% <b>Price Related Differential (PRD)</b> 1.003			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.953 Upper limit 0.981 <b>95% Confidence: Mean</b> Lower limit 0.957 Upper limit 0.977			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 1124 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.077 <b>Recommended minimum:</b> 9 <b>Actual sample size:</b> 225 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 115 # ratios above mean: 110 Z: 0.333 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

Residential Condominiums throughout areas 55 and 60.

Both assessment level and uniformity have been improved by application of the recommended values.

## Sales Used In Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
55	019550	0150	6/27/2002	315000	1207	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	019550	0260	9/15/2003	290000	1139	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	019550	0330	10/24/2003	262000	1165	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	019550	0440	10/24/2002	265000	1140	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	019550	0470	3/26/2003	393000	1479	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	019550	0490	4/23/2003	286950	1165	4	1999	3	YES	NO	ALTERRA Condo PH 1 & 2
55	030000	0020	10/25/2002	449950	1750	6	1984	3	YES	NO	ATWATER THE PH 01 Condo
55	136830	0100	8/8/2002	281500	1882	4	1975	3	YES	NO	CARLETON HOUSE Condo
55	136830	0230	2/26/2003	350000	2293	4	1975	3	YES	NO	CARLETON HOUSE Condo
55	142180	0120	7/2/2002	365000	1179	4	1991	3	YES	NO	CASCADE Condo
55	142180	0150	6/9/2003	370000	1180	4	1991	3	YES	NO	CASCADE Condo
55	142180	0260	7/25/2003	345000	1191	4	1991	3	YES	NO	CASCADE Condo
55	142180	0270	6/27/2003	452000	1545	4	1991	3	YES	NO	CASCADE Condo
55	142180	0340	9/26/2002	360000	1061	4	1991	3	YES	NO	CASCADE Condo
60	143768	0030	2/6/2003	250000	873	6	1930	3	NO	NO	CASTLEWOOD Condo
60	143768	0060	6/20/2002	219950	733	6	1930	3	NO	NO	CASTLEWOOD Condo
60	143768	0070	7/1/2003	265000	864	6	1930	3	YES	NO	CASTLEWOOD Condo
55	152780	0040	1/2/2003	387500	1311	6	1985	3	YES	NO	CHARTHOUSE PH 01 Condo
55	152780	0070	9/3/2003	390000	1304	6	1985	3	YES	NO	CHARTHOUSE PH 01 Condo
55	152780	0090	3/19/2003	380000	1256	6	1985	3	YES	NO	CHARTHOUSE PH 01 Condo
55	159430	0030	12/30/2003	166450	634	4	1991	3	NO	NO	CITISCAPE Condo
55	159430	0060	7/24/2003	164000	599	4	1991	3	NO	NO	CITISCAPE Condo
55	159430	0070	7/30/2002	158000	598	4	1991	3	NO	NO	CITISCAPE Condo
55	159430	0090	8/27/2003	184000	834	4	1991	3	NO	NO	CITISCAPE Condo
55	159430	0110	2/7/2002	205000	823	4	1991	3	NO	NO	CITISCAPE Condo
55	159430	0170	9/9/2002	196000	819	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0200	5/30/2003	189000	825	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0210	9/12/2002	195990	834	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0270	2/27/2003	157500	634	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0280	9/17/2003	231000	862	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0330	8/14/2003	184950	823	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0360	1/18/2002	213000	981	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0370	6/18/2003	210000	823	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0390	8/22/2003	171500	634	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0410	12/29/2003	223500	819	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0420	4/25/2003	168400	600	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0460	6/14/2002	171500	630	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0470	9/18/2002	220000	823	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0500	9/24/2002	196750	622	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0520	8/18/2003	232925	862	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0540	9/10/2003	192000	600	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0560	7/18/2002	225000	825	4	1991	3	YES	NO	CITISCAPE Condo
55	159430	0580	3/19/2002	194500	630	4	1991	3	YES	NO	CITISCAPE Condo
60	159475	0030	3/7/2003	350000	1004	4	1994	3	YES	NO	CITY LAKE Condo
55	202360	0010	3/15/2002	253000	1159	4	1996	3	NO	NO	DEXTER VIEW Condo
55	202360	0020	6/24/2002	182000	756	4	1996	3	NO	NO	DEXTER VIEW Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
55	202360	0040	3/4/2002	222000	827	4	1996	3	YES	NO	DEXTER VIEW Condo
60	220800	0020	1/22/2003	219000	1017	2	1992	3	NO	NO	EASTLAKE E J PLAZA Condo
60	220800	0080	5/30/2002	225000	1017	2	1992	3	NO	NO	EASTLAKE E J PLAZA Condo
60	220850	0020	1/24/2002	340000	1678	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
60	220850	0030	4/15/2002	354900	1650	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
60	220850	0040	9/3/2003	365000	1678	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
60	220850	0050	3/21/2003	335000	1292	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
60	220850	0080	1/14/2003	365000	1650	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
60	220850	0090	3/24/2003	365000	1681	4	1921	3	NO	NO	EASTLAKE GARDEN CT TOWNHOMES Condo
55	228860	0030	11/28/2003	309950	1344	6	1971	3	YES	NO	EL MIRADOR Condo
55	228860	0080	6/3/2003	382500	1377	6	1971	3	YES	NO	EL MIRADOR Condo
60	246843	0010	11/24/2003	253754	1054	4	1978	3	NO	NO	FAIRVIEW VISTA Condo
60	246843	0060	1/16/2002	212000	650	4	1978	3	YES	NO	FAIRVIEW VISTA Condo
55	261734	0020	11/10/2003	265000	1166	4	1992	3	NO	NO	FOUR SEASONS Condo
60	263480	0020	4/15/2003	187500	885	4	1967	3	NO	NO	FRANKLIN THE Condo
60	263480	0050	12/5/2003	180000	714	4	1967	3	YES	NO	FRANKLIN THE Condo
60	263480	0060	12/18/2002	213000	875	4	1967	3	YES	NO	FRANKLIN THE Condo
60	263500	0060	6/6/2003	232000	857	4	1985	3	YES	NO	FRANKLIN COURT Condo
60	263500	0080	7/22/2002	162000	656	4	1985	3	NO	NO	FRANKLIN COURT Condo
60	263500	0110	10/16/2002	179000	601	4	1985	3	NO	NO	FRANKLIN COURT Condo
60	263550	0010	6/5/2003	325500	1009	4	2000	3	YES	NO	FRANKLIN PLACE Condo
55	309000	0040	3/27/2003	240000	1144	4	1962	3	YES	NO	HAN-ROC Condo
55	309000	0050	2/4/2003	253000	1149	4	1962	3	YES	NO	HAN-ROC Condo
60	311073	0040	8/21/2003	250000	983	4	1986	3	NO	NO	HARBOR POINTE Condo
60	311073	0050	2/22/2003	261000	1150	4	1986	3	NO	NO	HARBOR POINTE Condo
60	311073	0060	7/14/2003	265000	1169	4	1986	3	YES	NO	HARBOR POINTE Condo
60	311073	0160	8/8/2003	369950	1169	4	1986	3	YES	NO	HARBOR POINTE Condo
60	311073	0170	8/14/2003	340000	996	4	1986	3	YES	NO	HARBOR POINTE Condo
55	318580	0020	6/13/2003	185000	757	4	1989	3	NO	NO	HAYES COURT Condo
55	318580	0030	11/14/2002	182150	769	4	1989	3	YES	NO	HAYES COURT Condo
55	318580	0080	8/27/2003	164500	736	4	1989	3	NO	NO	HAYES COURT Condo
55	318580	0100	4/21/2003	142000	566	4	1989	3	NO	NO	HAYES COURT Condo
55	318580	0140	12/12/2002	135000	564	4	1989	3	YES	NO	HAYES COURT Condo
55	318580	0180	1/29/2003	178425	736	4	1989	3	NO	NO	HAYES COURT Condo
55	318580	0210	2/10/2003	183500	724	4	1989	3	NO	NO	HAYES COURT Condo
55	318580	0220	8/9/2002	182000	757	4	1989	3	YES	NO	HAYES COURT Condo
55	318580	0260	9/24/2003	192000	753	4	1989	3	YES	NO	HAYES COURT Condo
55	318580	0340	3/4/2003	147000	564	4	1989	3	YES	NO	HAYES COURT Condo
55	318580	0460	9/26/2002	195000	753	4	1989	3	YES	NO	HAYES COURT Condo
60	407900	0010	10/22/2002	249950	918	4	1986	3	YES	NO	LAKE SIDE TERRACE Condo
60	407900	0100	9/19/2002	238500	1280	4	1986	3	NO	NO	LAKE SIDE TERRACE Condo
60	407900	0140	9/18/2002	272500	840	4	1986	3	YES	NO	LAKE SIDE TERRACE Condo
60	408340	0030	5/23/2003	261950	1041	4	1996	3	NO	NO	LAKE UNION EAST PH 01 Condo
60	408340	0040	7/18/2003	264500	1041	4	1996	3	NO	NO	LAKE UNION EAST PH 01 Condo
60	409030	0030	4/29/2003	190000	855	4	1968	3	NO	NO	LAKE UNION TERRACE

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
											Condo
60	409030	0040	9/10/2003	186000	855	4	1968	3	NO	NO	LAKE UNION TERRACE Condo
60	409030	0060	5/15/2002	205000	886	4	1968	3	NO	NO	LAKE UNION TERRACE Condo
60	409300	0100	9/17/2003	206000	785	4	1988	3	YES	NO	LAKE VIEW EAST Condo
55	415233	0080	4/25/2002	305500	1184	6	1984	3	YES	NO	LAKEWEST Condo
55	415233	0190	9/19/2002	315000	1275	6	1984	3	YES	NO	LAKEWEST Condo
55	415233	0220	7/9/2002	320000	1242	6	1984	3	YES	NO	LAKEWEST Condo
55	415233	0240	3/10/2003	262000	1188	6	1984	3	YES	NO	LAKEWEST Condo
55	415233	0290	10/20/2003	335000	1187	6	1984	3	YES	NO	LAKEWEST Condo
55	415233	0450	9/23/2002	320000	1242	6	1984	3	YES	NO	LAKEWEST Condo
60	415235	0010	9/9/2003	415000	1181	4	1987	3	YES	NO	LAKEWIND Condo
60	505100	0100	3/20/2002	238000	1118	4	1966	3	YES	NO	MAISON D'OR Condo
60	505100	0120	4/25/2002	210000	873	4	1966	3	YES	NO	MAISON D'OR Condo
60	505100	0180	12/24/2002	310000	1118	4	1966	3	YES	NO	MAISON D'OR Condo
60	505750	0010	3/5/2002	527750	1624	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0020	7/22/2003	475000	1520	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0030	6/5/2003	495000	1520	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0040	5/30/2003	495000	1501	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0050	9/12/2002	750000	2712	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0060	11/5/2003	650000	2342	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0070	6/4/2002	799000	2342	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0080	2/7/2002	920000	2474	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0090	5/29/2003	560000	1606	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0100	7/14/2003	520000	1521	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0140	7/22/2002	520000	1532	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0150	3/4/2002	490000	1551	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0170	7/10/2002	624000	1544	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0180	9/26/2003	540000	1472	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0190	10/1/2003	520000	1472	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
60	505750	0200	3/28/2003	615000	1544	6	2000	3	NO	YES	MALLARD COVE TOWNHOMES
60	513760	0010	9/8/2003	320000	1052	6	1927	3	NO	NO	MARA BELLA Condo
60	513760	0030	6/22/2003	207000	583	6	1927	3	NO	NO	MARA BELLA Condo
60	513760	0040	7/8/2003	219950	572	6	1927	3	NO	NO	MARA BELLA Condo
60	513760	0080	7/1/2002	304950	914	6	1927	3	NO	NO	MARA BELLA Condo
55	532850	0120	9/5/2002	310000	1462	4	1995	3	YES	NO	MCGRAW THE Condo
55	532850	0130	8/1/2003	250000	1190	4	1995	3	YES	NO	MCGRAW THE Condo
55	532860	0010	12/17/2003	282000	1065	4	1978	3	YES	NO	MC GRAW PARK Condo
55	532860	0090	8/13/2003	287000	1065	4	1978	3	YES	NO	MC GRAW PARK Condo
55	601100	0090	12/11/2003	175000	617	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0170	2/22/2002	197000	910	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0200	7/23/2002	204950	870	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0290	3/7/2002	237000	796	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0370	1/21/2003	302450	1324	4	1992	3	YES	YES	NAUTICA Condo

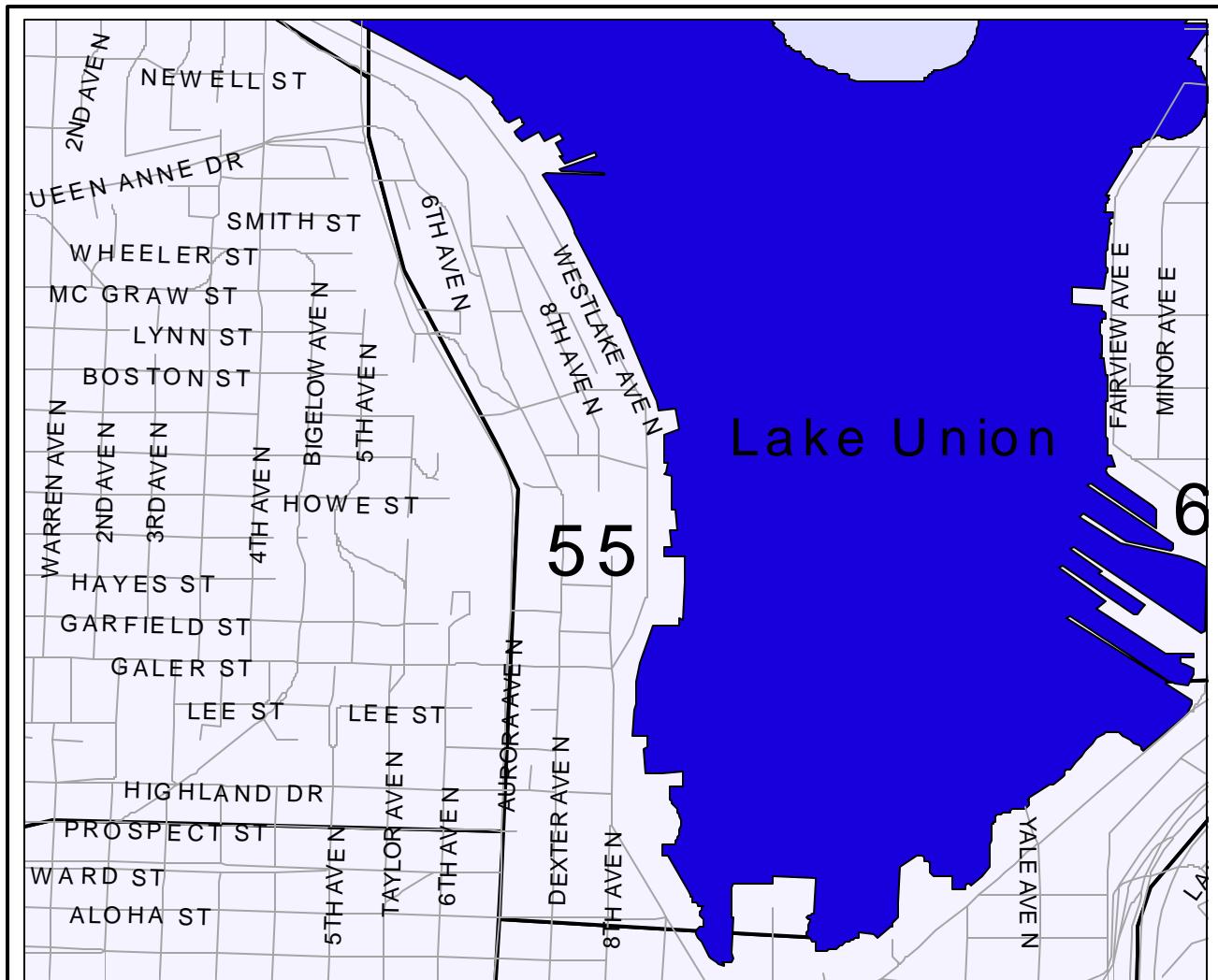
Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
55	601100	0400	1/22/2003	288000	1326	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0460	8/26/2003	250000	990	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0520	10/1/2003	315000	1329	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0570	9/26/2003	345000	1365	4	1992	3	YES	YES	NAUTICA Condo
55	601100	0580	11/13/2002	311000	1265	4	1992	3	YES	YES	NAUTICA Condo
60	609419	0070	4/29/2002	149000	593	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0080	10/23/2003	170300	593	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0130	1/8/2003	265000	970	4	1990	3	YES	NO	1926 FAIRVIEW Condo
60	609419	0160	1/14/2003	157500	593	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0200	3/3/2003	190000	807	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0230	7/18/2002	224000	868	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0300	5/15/2003	241000	1108	4	1990	3	YES	NO	1926 FAIRVIEW Condo
60	609419	0310	9/22/2003	241000	1078	4	1990	3	NO	NO	1926 FAIRVIEW Condo
60	609419	0340	6/3/2003	233000	887	4	1990	3	YES	NO	1926 FAIRVIEW Condo
55	644160	0020	8/12/2003	199000	677	4	1981	3	NO	NO	OUTLOOK Condo
60	735645	0020	2/27/2002	590000	1753	8	1986	3	YES	NO	ROANOKE REEF TOWN HOUSES Condo
60	763365	0040	7/17/2003	136000	649	4	1960	3	YES	NO	SEACREST Condo
55	769795	0020	10/17/2003	133500	677	4	1968	3	NO	NO	750 CROCKETT STREET Condo
55	769795	0050	12/30/2002	225000	890	4	1968	3	YES	NO	750 CROCKETT STREET Condo
55	769795	0090	6/6/2002	169900	684	4	1968	3	YES	NO	750 CROCKETT STREET Condo
55	769812	0150	11/25/2003	230000	1212	4	1984	2	YES	NO	700 CROCKETT PLACE Condo
55	769812	0170	11/10/2003	410000	1882	4	1984	2	YES	NO	700 CROCKETT PLACE Condo
55	769812	0180	4/24/2003	402000	2396	4	1984	2	YES	NO	700 CROCKETT PLACE Condo
60	778780	0040	3/20/2002	506000	1435	6	1989	3	YES	NO	SIENA DEL LAGO Condo
60	780425	0030	8/12/2002	284200	888	4	1991	3	YES	NO	614 EAST LYNN Condo
60	780425	0040	9/15/2003	250000	836	4	1991	3	YES	NO	614 EAST LYNN Condo
55	812341	0020	7/10/2002	136000	652	4	1947	3	NO	NO	SUNRISE MANOR 2450 Condo
55	812341	0030	6/18/2002	152700	628	4	1947	3	NO	NO	SUNRISE MANOR 2450 Condo
55	812341	0080	3/5/2002	123500	628	4	1947	3	NO	NO	SUNRISE MANOR 2450 Condo
55	812341	0110	6/21/2002	152350	628	4	1947	3	YES	NO	SUNRISE MANOR 2450 Condo
60	860290	0030	12/18/2002	204000	614	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0060	5/2/2003	275000	1129	6	1991	3	NO	NO	3100 FAIRVIEW Condo
60	860290	0070	4/25/2002	242500	868	6	1991	3	NO	NO	3100 FAIRVIEW Condo
60	860290	0080	3/27/2003	208950	604	6	1991	3	NO	NO	3100 FAIRVIEW Condo
60	860290	0100	8/13/2003	205000	777	6	1991	3	NO	NO	3100 FAIRVIEW Condo
60	860290	0160	2/5/2002	290000	1447	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0190	6/27/2003	195000	614	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0210	9/19/2003	277000	1174	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0250	12/30/2003	315000	1186	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0270	3/6/2003	217500	614	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	860290	0290	6/10/2002	279950	950	6	1991	3	YES	NO	3100 FAIRVIEW Condo
60	872400	0010	2/20/2003	264950	782	4	2001	3	YES	NO	TUSCANY
60	872400	0020	6/10/2002	256450	774	4	2001	3	NO	NO	TUSCANY
60	872400	0040	2/21/2003	347950	954	4	2001	3	YES	NO	TUSCANY
60	872400	0050	8/21/2002	305000	908	4	2001	3	YES	NO	TUSCANY
60	872400	0060	8/21/2002	252900	782	4	2001	3	NO	NO	TUSCANY

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
60	872400	0070	3/13/2003	328000	954	4	2001	3	YES	NO	TUSCANY
60	872400	0080	5/1/2003	339950	954	4	2001	3	YES	NO	TUSCANY
60	872400	0090	8/10/2003	309000	909	4	2001	3	YES	NO	TUSCANY
60	872400	0100	6/12/2002	274950	782	4	2001	3	NO	NO	TUSCANY
60	872400	0110	6/24/2002	420000	954	4	2001	3	YES	NO	TUSCANY
60	872400	0120	3/6/2002	434950	954	4	2001	3	YES	NO	TUSCANY
55	872689	0010	10/21/2002	632000	1940	4	1965	3	YES	NO	2500 6TH AVENUE Condo
55	872710	0010	8/27/2003	221000	940	4	1967	3	YES	NO	2001 WESTLAKE TERRACE Condo
55	872710	0110	9/17/2003	205500	900	4	1967	3	YES	NO	2001 WESTLAKE TERRACE Condo
55	872710	0220	12/29/2003	213000	900	4	1967	3	YES	NO	2001 WESTLAKE TERRACE Condo
55	872735	0050	12/26/2002	273500	1080	4	1993	3	YES	NO	2167 DEXTER Condo
55	872738	0030	8/13/2003	586000	1652	6	1994	3	YES	NO	2170 SIXTH AVE N Condo
60	872830	0080	2/20/2002	216000	806	4	1988	3	YES	NO	2727 FRANKLIN Condo
60	872830	0090	12/15/2003	193500	765	4	1988	3	NO	NO	2727 FRANKLIN Condo
60	872830	0150	7/30/2002	149000	612	4	1988	3	NO	NO	2727 FRANKLIN Condo
60	872850	0030	2/19/2002	246000	1074	5	1926	3	NO	NO	2605 FRANKLIN AVE E Condo
60	872850	0050	4/18/2002	230000	820	5	1926	3	NO	NO	2605 FRANKLIN AVE E Condo
60	872961	0030	4/19/2002	238500	956	4	1994	3	YES	NO	2309 BOYLSTON Condo
60	872962	0030	5/8/2002	307000	1080	4	1986	3	NO	NO	2328 FAIRVIEW Condo
60	872990	0010	12/5/2003	394000	1048	6	1926	3	YES	NO	2000 FRANKLIN Condo
60	872990	0020	5/27/2003	319950	893	6	1926	3	YES	NO	2000 FRANKLIN Condo
60	872990	0030	1/22/2002	345000	894	6	1926	3	YES	NO	2000 FRANKLIN Condo
55	880510	0010	11/5/2003	175000	869	4	1977	3	NO	NO	UNION BAY Condo
55	880510	0030	6/24/2002	126000	657	4	1977	3	NO	NO	UNION BAY Condo
55	880510	0080	10/7/2002	172500	911	4	1977	3	NO	NO	UNION BAY Condo
55	880510	0110	8/22/2003	151500	657	4	1977	3	NO	NO	UNION BAY Condo
55	880510	0230	3/19/2003	195000	869	4	1977	3	NO	NO	UNION BAY Condo
55	880510	0280	6/21/2002	155000	657	4	1977	3	YES	NO	UNION BAY Condo
55	880510	0300	11/25/2002	162400	657	4	1977	3	YES	NO	UNION BAY Condo
60	880720	0170	8/6/2003	500000	1384	4	1968	3	YES	YES	UNION HARBOR Condo
60	880720	0250	12/9/2003	183000	641	4	1968	3	YES	YES	UNION HARBOR Condo
60	880720	0360	10/3/2003	400000	1342	4	1968	3	YES	YES	UNION HARBOR Condo
55	920120	0010	9/26/2002	322000	1448	4	1990	3	NO	NO	WAVERLY PLACE Condo
55	920120	0040	12/20/2002	336000	1401	4	1990	3	NO	NO	WAVERLY PLACE Condo
55	920120	0070	8/25/2003	355000	1098	4	1990	3	YES	NO	WAVERLY PLACE Condo
55	920120	0080	7/29/2003	331000	1038	4	1990	3	YES	NO	WAVERLY PLACE Condo
55	920120	0130	4/11/2003	429000	1324	4	1990	3	YES	NO	WAVERLY PLACE Condo
55	920120	0140	9/5/2003	553000	1584	4	1990	3	YES	NO	WAVERLY PLACE Condo
55	920122	0030	6/24/2002	198000	776	4	1999	3	NO	NO	WAVERLY PLACE NORTH Condo
55	920122	0050	12/30/2002	255000	821	4	1999	3	YES	NO	WAVERLY PLACE NORTH Condo
55	920122	0060	11/24/2003	241000	776	4	1999	3	YES	NO	WAVERLY PLACE NORTH Condo
55	920140	0040	12/2/2002	237000	918	4	1981	3	YES	NO	WAVERLY VISTA Condo
55	920140	0050	6/26/2003	284500	930	4	1981	3	YES	NO	WAVERLY VISTA Condo
55	920140	0060	6/3/2003	264500	918	4	1981	3	YES	NO	WAVERLY VISTA Condo
55	947790	0150	7/30/2003	510000	1865	6	1987	3	YES	NO	WINDWATCH TOWNHOUSES Condo
60	980700	0010	1/16/2002	200000	781	4	1985	3	NO	NO	YALE PLACE Condo

## Sales Removed From Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Comments
55	019550	0060	3/13/2002	128,878	QUIT CLAIM DEED;
55	019550	0530	1/16/2003	325,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
55	136830	0080	11/11/2002	269,000	NON-REPRESENTATIVE SALE;
55	142180	0010	2/8/2002	124,594	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
55	159430	0450	6/19/2003	84,484	QUIT CLAIM DEED;
55	159430	0490	9/3/2002	213,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
55	309000	0010	7/29/2003	73,966	QUIT CLAIM DEED;
55	309000	0020	8/28/2002	160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
55	318580	0170	4/7/2003	147,000	QUESTIONABLE PER APPRAISAL;
55	415233	0040	3/13/2003	265,000	1031 TRADE;
60	505750	0020	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0030	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0040	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0060	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0090	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0100	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0180	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0190	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
60	505750	0200	11/1/2002	4,516,088	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
55	601100	0320	2/5/2002	211,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
60	609419	0290	2/26/2002	32,907	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
60	763365	0090	9/2/2003	221,500	QUESTIONABLE PER APPRAISAL;
60	872990	0010	10/8/2003	424,500	CONTRACT OR CASH SALE;
55	920120	0080	7/1/2002	12,120	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
55	920140	0010	8/26/2002	207,795	QUIT CLAIM DEED;
55	947790	0090	12/17/2002	115,309	PARTIAL INTEREST (1/3, 1/2, Etc.);

## Area 55 Neighborhood Map



**Neighborhood 55**

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July 8, 2003

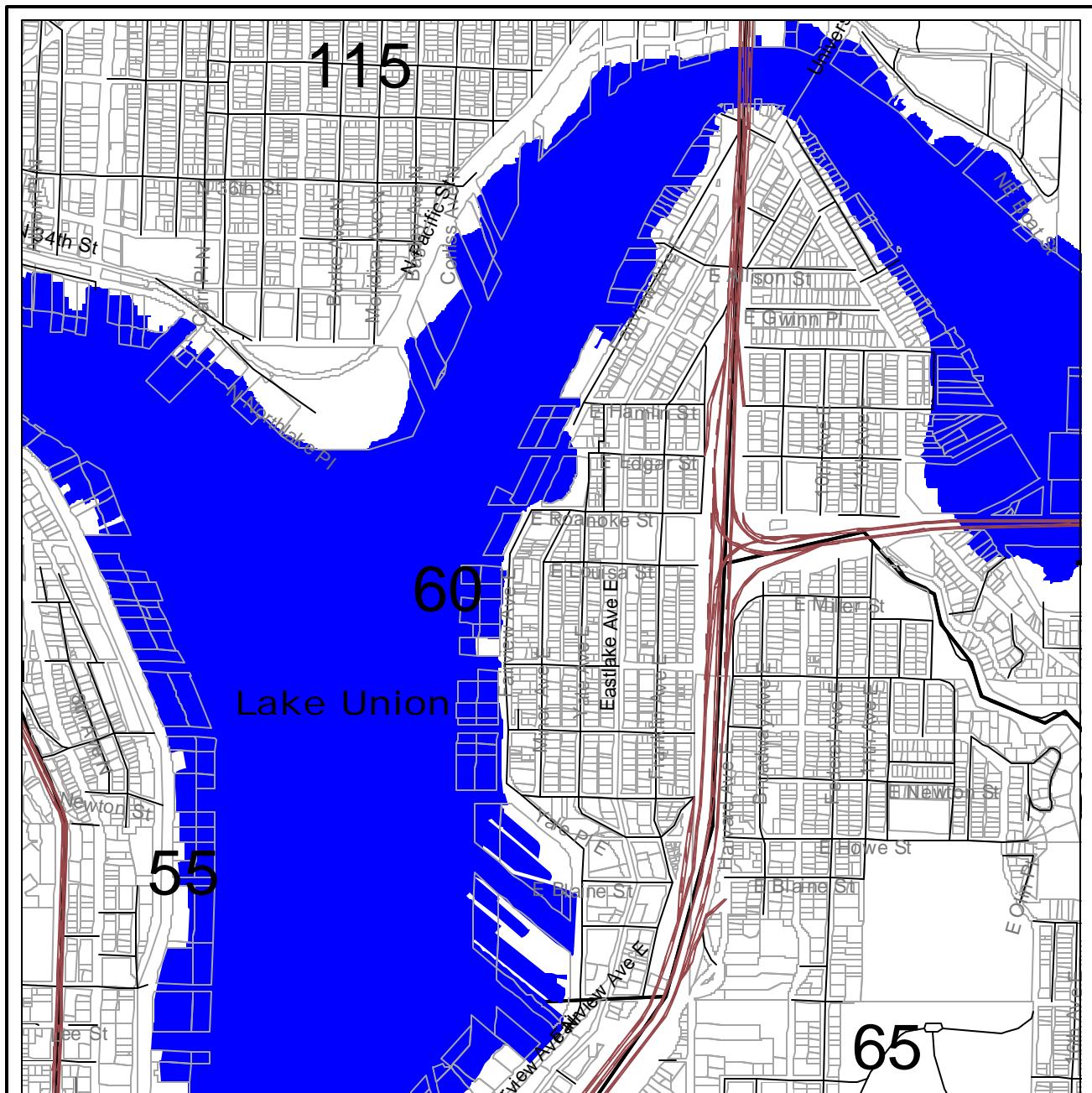
0.04 0 0.04 0.08 0.12 0.16 0.2 Miles



**Legend**

	<b>Streets.shp</b>
	<b>Openwater.shp</b>
	<b>Condoeas.shp</b>
	<b>5 - 95</b>
	<b>96 - 190</b>
	<b>191 - 290</b>
	<b>291 - 390</b>
	<b>391 - 490</b>

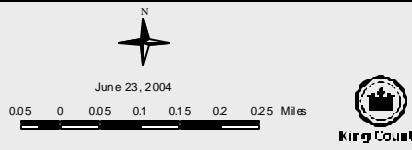
## Area 60 Neighborhood Map



### Neighborhood 60

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#### Legend

- Freeways
- Streets, non arterials
- Streets, primary
- Wtrbdy.shp
- Rivers and Lakes
- Wetland

**Condominium Mass Appraisal Report**

**2004 Assessment Roll**

# **South King County Area**

**Specialty Neighborhood 245, 250, 255, 260 and 315**

**For 2005 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Scott Noble, Assessor**

# Executive Summary Report

Appraisal Date: 1/1/2004 – 2004 Assessment Roll

Area Name: South King County; Areas 245, 250, 255, 260 and 315.

Previous Physical Inspection: 1998-2000 Assessment Year.

## Sales - Improved Summary:

Number of Sales: 544

Range of Sale Dates: 1/1/2002 to 12/31/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$11,800	\$120,400	\$132,200	\$137,600	96.1%	8.62%
2004 Value	\$12,200	\$121,500	\$133,700	\$137,600	97.2%	7.55%
Change	+\$400	+\$1,100	+\$1,500		+1.1%	-1.07%
% Change	+3.4%	+0.9%	+1.1%		+1.1%	-12.41%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.07% and -12.41% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:				
		Land	Imps	Total
2003 Value		\$11,500	\$105,100	\$116,600
2004 Value		\$11,800	\$106,200	\$118,000
Percent Change		+2.6%	+1.0%	+1.2%

Number of improved Parcels in the Population: 2534

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

## Part One – Premises of the Mass Appraisal

### ***Appraisal Team members and participation***

Craig Johnson and [Paul Mallary](#) made up the appraisal team responsible for physical inspection and value selection in the South King County area. [Paul Mallary](#) inspected the condominiums to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. [Paul](#) reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

### ***Assumptions & Limiting Conditions***

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the [2004](#) Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

### ***Scope of the Appraisal***

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the [South King County area](#). Our sales sample consists of 544 residential living units that sold during the 24-month period between January 1, 2002 and December 31, 2003. The model was applied to all of the [2,534](#) total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of geographic and specialty commercial appraisers.

## Part Two Presentation of Data

### ***Identification of the area***

#### **Name or Designation**

South King County Area

#### **Area, neighborhood, and location data**

The Physically inspected portion of the South King County area includes Specialty Neighborhoods 245: Burien, 250: Boulevard Park, 255: Sea Tac, 260: Midway, and 315: Renton.

#### **Boundaries:**

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

**Area 245** is bounded on the North by SW 116<sup>th</sup> Street, on the South by SW 192<sup>nd</sup> Street, on the East by SR 509 and on the West by Puget Sound.

**Area 250** is bounded on the North by S. 98<sup>th</sup> Street, on the South by S 154<sup>th</sup> Street, on the East by SR 99 and on the West by SR 509.

**Area 255** is bounded on the North by SR 518, on the South by the Des Moines City Limits, on the East by I-5 and on the West by the Des Moines and Burien City limits.

**Area 260** is bounded on the North by S. 208<sup>th</sup> Street, on the South by S. 260<sup>th</sup> Street, on the East by I-5 and on the West by 16<sup>th</sup> Avenue S.

**Area 315** is bounded on the North by Lake Washington, on the South by a line approximately parallel with S 14<sup>th</sup> Street, on the East by approximately 164<sup>th</sup> Avenue SE and on the West by the Tukwilla City limits.

#### **Maps**

General maps of the Specialty Neighborhoods included in the [South King County](#) area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

#### **Zoning and legal/political consideration**

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

## Part Three -- Analysis of Data and Conclusions

### ***Highest and best use analysis and location of conclusions***

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and are therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

### ***Sales comparison approach model description***

[South King County](#) sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's records. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### **Model specification**

After analyzing the sales ratios, property characteristics and market tendencies, the current values for the area were found to be adequate. The only adjustments made were to certain projects depending on their overall sales ratio level

### **Model calibration**

The model is calibrated as follows:

[\*\*EMV = IF Major= 087200, 667260, 330785 then 2004 total appraised value x 1.05, IF Major=020021, 122700, 170100, 565360, 788570 then 2004 total appraised value x 1.10, IF Major=257026, 639105 then 2004 total appraised value x 1.15, IF Major=515940, then 2004 total appraised value x 1.25, IF Major=780416 then 2004 total appraised value x 1.35, otherwise 2004 total appraised value x 1.0\*\*](#)

The resulting total value is rounded down to the next \$1,000.

\*EMV stands for Estimated Market Value and represents the modeled value for the 2004 assessment year.

## **Model validation**

[Paul Mallary](#) individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraiser, he could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

## ***Reconciliation and Conclusion:***

### **Ratio study**

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

# Addenda

Ratio Reports

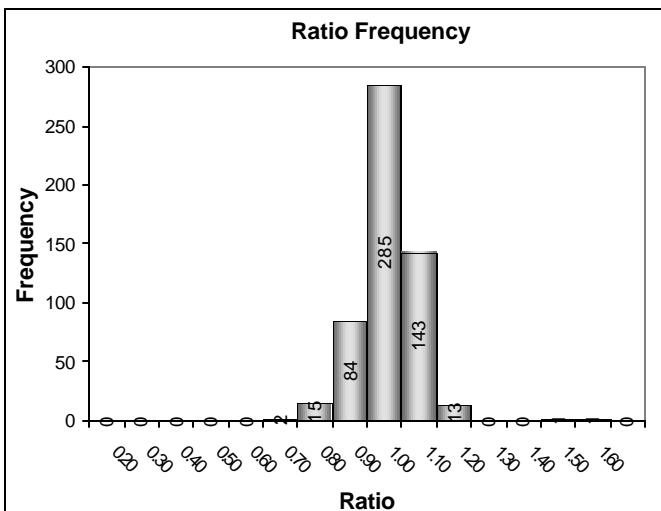
Sales Lists

Specialty Neighborhood Maps

# Physical Inspection Ratio Report (Before)

2003 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> South King County	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 544			
<b>Mean Assessed Value</b>	132.200		
<b>Mean Sales Price</b>	137.600		
<b>Standard Deviation AV</b>	56.087		
<b>Standard Deviation SP</b>	57.613		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.962		
<b>Median Ratio</b>	0.967		
<b>Weighted Mean Ratio</b>	0.961		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.675		
<b>Highest ratio:</b>	1.523		
<b>Coefficient of Dispersion</b>	6.16%		
<b>Standard Deviation</b>	0.083		
<b>Coefficient of Variation</b>	8.62%		
<b>Price Related Differential (PRD)</b>	1.001		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.959		
Upper limit	0.975		
<b>95% Confidence: Mean</b>			
Lower limit	0.955		
Upper limit	0.968		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2535		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.083		
<b>Recommended minimum:</b>	11		
<b>Actual sample size:</b>	544		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	259		
# ratios above mean:	285		
<b>Z:</b>	1.115		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



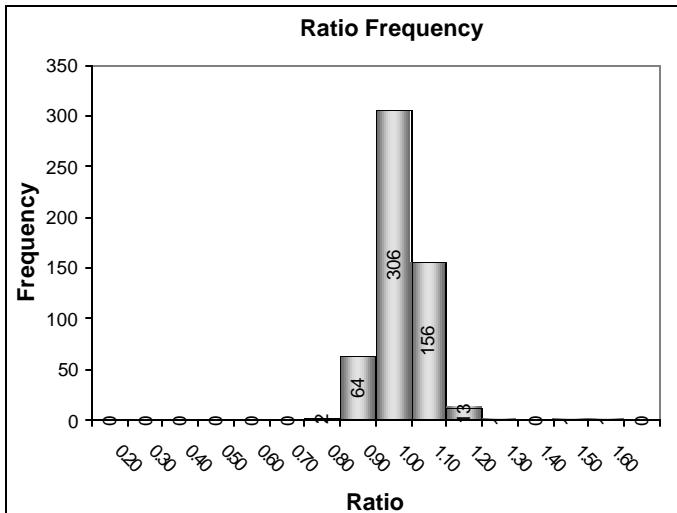
**COMMENTS:**

Residential Condominiums throughout areas 245, 250, 255, 260 and 315.

# Physical Inspection Ratio Report (After)

2004 Values

<b>District/Team:</b> Commercial-West	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/23/2004	<b>Sales Dates:</b> 1/2002 - 12/2003												
<b>Area</b> South King County	<b>Appr ID:</b> CJOH	<b>Property Type:</b> Residential Condominiums	<b>Adjusted for time?:</b> No												
<b>SAMPLE STATISTICS</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Sample size (n)</b></td><td>544</td></tr> <tr><td><b>Mean Assessed Value</b></td><td>133,700</td></tr> <tr><td><b>Mean Sales Price</b></td><td>137,600</td></tr> <tr><td><b>Standard Deviation AV</b></td><td>56,063</td></tr> <tr><td><b>Standard Deviation SP</b></td><td>57,613</td></tr> </table>				<b>Sample size (n)</b>	544	<b>Mean Assessed Value</b>	133,700	<b>Mean Sales Price</b>	137,600	<b>Standard Deviation AV</b>	56,063	<b>Standard Deviation SP</b>	57,613		
<b>Sample size (n)</b>	544														
<b>Mean Assessed Value</b>	133,700														
<b>Mean Sales Price</b>	137,600														
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<b>ASSESSMENT LEVEL</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Arithmetic Mean Ratio</b></td><td>0.974</td></tr> <tr><td><b>Median Ratio</b></td><td>0.974</td></tr> <tr><td><b>Weighted Mean Ratio</b></td><td>0.972</td></tr> </table>				<b>Arithmetic Mean Ratio</b>	0.974	<b>Median Ratio</b>	0.974	<b>Weighted Mean Ratio</b>	0.972						
<b>Arithmetic Mean Ratio</b>	0.974														
<b>Median Ratio</b>	0.974														
<b>Weighted Mean Ratio</b>	0.972														
<b>UNIFORMITY</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Lowest ratio</b></td><td>0.769</td></tr> <tr><td><b>Highest ratio:</b></td><td>1.523</td></tr> <tr><td><b>Coefficient of Dispersion</b></td><td>5.33%</td></tr> <tr><td><b>Standard Deviation</b></td><td>0.074</td></tr> <tr><td><b>Coefficient of Variation</b></td><td>7.55%</td></tr> <tr><td><b>Price Related Differential (PRD)</b></td><td>1.002</td></tr> </table>				<b>Lowest ratio</b>	0.769	<b>Highest ratio:</b>	1.523	<b>Coefficient of Dispersion</b>	5.33%	<b>Standard Deviation</b>	0.074	<b>Coefficient of Variation</b>	7.55%	<b>Price Related Differential (PRD)</b>	1.002
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<b>Price Related Differential (PRD)</b>	1.002														
<b>RELIABILITY</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>95% Confidence: Median</b></td><td></td></tr> <tr><td>    Lower limit</td><td>0.969</td></tr> <tr><td>    Upper limit</td><td>0.980</td></tr> <tr><td><b>95% Confidence: Mean</b></td><td></td></tr> <tr><td>    Lower limit</td><td>0.967</td></tr> <tr><td>    Upper limit</td><td>0.980</td></tr> </table>				<b>95% Confidence: Median</b>		Lower limit	0.969	Upper limit	0.980	<b>95% Confidence: Mean</b>		Lower limit	0.967	Upper limit	0.980
<b>95% Confidence: Median</b>															
Lower limit	0.969														
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<b>SAMPLE SIZE EVALUATION</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>N (population size)</b></td><td>2535</td></tr> <tr><td><b>B (acceptable error - in decimal)</b></td><td>0.05</td></tr> <tr><td><b>S (estimated from this sample)</b></td><td>0.074</td></tr> <tr><td><b>Recommended minimum:</b></td><td>9</td></tr> <tr><td><b>Actual sample size:</b></td><td>544</td></tr> <tr><td><b>Conclusion:</b></td><td>OK</td></tr> </table>				<b>N (population size)</b>	2535	<b>B (acceptable error - in decimal)</b>	0.05	<b>S (estimated from this sample)</b>	0.074	<b>Recommended minimum:</b>	9	<b>Actual sample size:</b>	544	<b>Conclusion:</b>	OK
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<b>B (acceptable error - in decimal)</b>	0.05														
<b>S (estimated from this sample)</b>	0.074														
<b>Recommended minimum:</b>	9														
<b>Actual sample size:</b>	544														
<b>Conclusion:</b>	OK														
<b>NORMALITY</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Binomial Test</b></td><td></td></tr> <tr><td># ratios below mean:</td><td>269</td></tr> <tr><td># ratios above mean:</td><td>275</td></tr> <tr><td>Z:</td><td>0.257</td></tr> <tr><td><b>Conclusion:</b></td><td>Normal*</td></tr> </table>				<b>Binomial Test</b>		# ratios below mean:	269	# ratios above mean:	275	Z:	0.257	<b>Conclusion:</b>	Normal*		
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# ratios below mean:	269														
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<b>Conclusion:</b>	Normal*														
<i>*i.e. no evidence of non-normality</i>															



**COMMENTS:**

Residential Condominiums throughout areas 245, 250, 255, 260 and 315.

Both assessment level and uniformity have been improved by application of the recommended values.

## Sales Used In Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
245	020010	0020	11/10/2003	145,000	1,113	4	1991	3	NO	NO	AMBAUM MANOR Condo
245	020010	0050	1/28/2002	133,000	1,113	4	1991	3	NO	NO	AMBAUM MANOR Condo
245	020010	0080	9/3/2003	139,950	1,113	4	1991	3	NO	NO	AMBAUM MANOR Condo
245	020010	0090	6/10/2002	125,000	1,053	4	1991	3	NO	NO	AMBAUM MANOR Condo
245	020021	0050	6/30/2003	92,000	881	4	1981	3	NO	NO	AMBAUM SQUARE Condo
245	020021	0130	11/12/2003	67,000	694	4	1981	3	NO	NO	AMBAUM SQUARE Condo
245	020021	0200	10/17/2003	95,000	881	4	1981	3	NO	NO	AMBAUM SQUARE Condo
245	020021	0310	1/15/2003	94,000	881	4	1981	3	NO	NO	AMBAUM SQUARE Condo
245	020021	0350	2/20/2003	92,000	881	4	1981	3	NO	NO	AMBAUM SQUARE Condo
245	022780	0060	5/27/2003	110,000	953	4	1990	3	NO	NO	ANDREW HOUSE Condo
245	022780	0100	6/18/2003	80,000	587	4	1990	3	YES	NO	ANDREW HOUSE Condo
245	022780	0110	12/10/2003	128,000	953	4	1990	3	YES	NO	ANDREW HOUSE Condo
245	022780	0110	6/22/2002	118,500	953	4	1990	3	YES	NO	ANDREW HOUSE Condo
245	087200	0020	4/9/2003	335,000	1,922	4	1991	3	YES	NO	BLUFFS THE Condo
245	087200	0050	10/6/2003	340,000	1,887	4	1991	3	YES	NO	BLUFFS THE Condo
245	087200	0100	1/15/2003	266,250	1,703	4	1991	3	YES	NO	BLUFFS THE Condo
245	087200	0110	4/21/2003	390,000	2,979	4	1991	3	YES	NO	BLUFFS THE Condo
245	121490	0030	12/17/2003	76,000	652	4	1982	3	NO	NO	BURIEN GLEN Condo
245	121490	0050	10/3/2002	80,000	664	4	1982	3	YES	NO	BURIEN GLEN Condo
245	122420	0030	10/29/2002	134,000	1,169	4	1978	3	NO	NO	BURIEN 146 Condo
245	122420	0040	7/14/2003	113,000	1,169	4	1978	3	NO	NO	BURIEN 146 Condo
245	122420	0150	8/27/2002	129,950	1,160	4	1978	3	NO	NO	BURIEN 146 Condo
245	122680	0070	10/9/2003	106,750	1,049	4	1967	3	NO	NO	BURIEN TOWNHOUSES Condo
245	122680	0140	9/22/2003	120,000	1,050	4	1967	3	NO	NO	BURIEN TOWNHOUSES Condo
245	122680	0240	7/29/2002	94,000	923	4	1967	3	NO	NO	BURIEN TOWNHOUSES Condo
245	122700	0010	7/16/2003	83,000	679	4	1984	3	NO	NO	BURIEN VIEW PH 01 Condo
245	122700	0080	10/22/2003	78,500	679	4	1984	3	YES	NO	BURIEN VIEW PH 01 Condo
245	122700	0090	7/15/2003	79,950	679	4	1984	3	YES	NO	BURIEN VIEW PH 01 Condo
245	122700	0140	5/21/2003	73,000	679	4	1984	3	YES	NO	BURIEN VIEW PH 01 Condo
245	122700	0170	12/8/2003	86,999	679	4	1984	3	YES	NO	BURIEN VIEW PH 01 Condo
245	132780	0010	5/8/2002	135,000	1,100	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0020	8/28/2002	140,000	1,280	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0040	7/12/2002	136,450	1,100	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0050	3/11/2002	137,500	1,100	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0070	1/28/2002	128,000	1,280	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0130	7/10/2003	142,500	1,280	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0170	6/26/2002	136,525	1,100	4	1978	3	NO	NO	CANDLEWOOD Condo
245	132780	0330	10/17/2002	108,500	910	4	1978	3	YES	NO	CANDLEWOOD Condo
245	330785	0010	1/25/2002	114,000	1,041	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0060	6/26/2003	65,900	637	4	1977	3	YES	NO	HIGHPOINTER Condo
245	330785	0140	9/23/2002	92,000	874	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0150	7/28/2003	93,500	881	4	1977	3	YES	NO	HIGHPOINTER Condo
245	330785	0190	3/24/2003	72,500	634	4	1977	3	YES	NO	HIGHPOINTER Condo
245	330785	0220	12/5/2003	73,900	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0260	5/19/2003	65,750	635	4	1977	3	YES	NO	HIGHPOINTER Condo
245	330785	0300	3/26/2003	90,000	840	4	1977	3	YES	NO	HIGHPOINTER Condo
245	330785	0360	2/21/2002	114,000	1,072	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0370	11/4/2003	66,000	637	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0410	4/10/2002	63,750	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0410	12/27/2002	64,900	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0420	9/25/2003	94,300	847	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0460	7/2/2002	65,000	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0510	11/13/2003	94,900	843	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0560	4/24/2002	66,500	641	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0580	6/25/2002	93,000	833	4	1977	3	NO	NO	HIGHPOINTER Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
245	330785	0740	11/21/2003	92,000	835	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0890	2/14/2002	64,000	631	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0930	10/27/2003	67,000	638	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0980	5/29/2003	64,000	637	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	0990	9/17/2002	87,300	833	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	1060	7/30/2002	61,000	629	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	1070	3/28/2002	87,500	841	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	1200	10/19/2002	72,100	639	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	1270	8/19/2003	69,150	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	330785	1300	7/9/2003	63,500	635	4	1977	3	NO	NO	HIGHPOINTER Condo
245	332150	0060	10/15/2002	83,000	692	4	1985	3	YES	NO	HILL VISTA Condo
245	357500	0010	5/16/2003	56,500	582	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0020	3/5/2002	42,500	492	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0090	3/7/2002	49,950	582	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0100	5/12/2003	48,000	492	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0110	3/27/2002	47,950	582	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0160	6/4/2003	43,000	492	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	357500	0240	6/4/2003	43,000	492	4	1983	3	NO	NO	INGLESEA TERRACE Condo
245	379500	0070	7/25/2003	81,500	768	4	1978	3	NO	NO	KATHRYN APARTMENTS Condo
245	394390	0050	12/12/2002	95,000	1,017	4	1979	3	YES	NO	KRISTI APARTMENTS Condo
245	398950	0020	8/11/2003	142,400	1,039	4	1981	3	NO	NO	LAKE BURIEN ESTATES Condo
245	398950	0140	8/13/2002	145,000	1,621	4	1981	3	NO	NO	LAKE BURIEN ESTATES Condo
245	398950	0180	6/12/2002	145,000	1,787	4	1981	3	NO	NO	LAKE BURIEN ESTATES Condo
245	422195	0050	5/10/2002	127,000	1,037	4	1980	3	YES	NO	LAURELWOOD Condo
245	422195	0070	5/16/2002	128,000	1,093	4	1980	3	YES	NO	LAURELWOOD Condo
245	611840	0140	5/17/2002	110,000	853	4	1990	3	YES	NO	NORMANDY RIDGE I Condo
245	611840	0150	11/21/2002	115,000	820	4	1990	3	YES	NO	NORMANDY RIDGE I Condo
245	611840	0160	9/13/2002	113,000	820	4	1990	3	YES	NO	NORMANDY RIDGE I Condo
245	611840	0300	5/3/2002	135,000	1,036	4	1990	3	YES	NO	NORMANDY RIDGE I Condo
245	611840	0350	12/26/2002	132,500	1,104	4	1990	3	YES	NO	NORMANDY RIDGE I Condo
245	645710	0030	10/24/2002	209,000	2,145	4	1999	3	YES	NO	OXFORD COURT Condo
245	667260	0040	3/20/2003	112,500	1,010	4	1979	3	NO	NO	PARKWOOD Condo
245	667260	0130	1/17/2002	105,000	1,010	4	1979	3	NO	NO	PARKWOOD Condo
245	667260	0140	6/24/2003	115,000	1,010	4	1979	3	NO	NO	PARKWOOD Condo
245	667260	0190	7/1/2002	109,700	1,010	4	1979	3	YES	NO	PARKWOOD Condo
245	667260	0230	2/12/2002	112,500	1,010	4	1979	3	NO	NO	PARKWOOD Condo
245	776021	0010	5/8/2002	88,650	877	4	1983	3	NO	NO	SHIRE THE Condo
245	776021	0040	4/13/2003	84,000	877	4	1983	3	NO	NO	SHIRE THE Condo
245	776021	0110	12/20/2002	82,900	877	4	1983	3	NO	NO	SHIRE THE Condo
245	779870	0010	10/14/2003	225,000	1,450	4	2001	3	NO	NO	SIMSBURY
245	779870	0010	7/23/2002	214,950	1,450	4	2001	3	NO	NO	SIMSBURY
245	779870	0020	4/21/2003	210,000	1,230	4	2001	3	NO	NO	SIMSBURY
245	779870	0040	7/10/2002	235,000	1,450	4	2001	3	NO	NO	SIMSBURY
245	779870	0050	9/12/2002	249,750	1,520	4	2001	3	YES	NO	SIMSBURY
245	779870	0060	2/11/2003	184,950	1,230	4	2001	3	NO	NO	SIMSBURY
245	779870	0070	10/21/2002	224,950	1,230	4	2001	3	YES	NO	SIMSBURY
245	779870	0090	7/15/2002	285,000	1,300	4	2001	3	YES	NO	SIMSBURY
245	779870	0100	6/3/2003	269,950	1,590	4	2001	3	YES	NO	SIMSBURY
245	787330	0150	7/25/2002	154,900	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0170	6/9/2003	153,000	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0210	1/8/2002	138,000	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0230	2/19/2002	127,950	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0240	12/8/2003	149,800	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0290	9/18/2002	120,000	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0370	7/21/2003	132,900	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0410	2/3/2003	137,500	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0450	5/16/2003	130,000	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
245	787330	0480	7/10/2003	137,950	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0490	7/30/2003	131,000	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0500	5/21/2002	138,000	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0560	2/11/2002	123,500	1,034	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	0610	4/24/2002	148,900	1,034	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0660	2/7/2002	122,500	1,080	4	1982	3	YES	NO	SOUND VISTA PH 01 Condo
245	787330	0750	11/19/2002	139,500	1,080	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	0780	3/6/2002	147,000	1,080	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	0930	4/10/2002	127,000	1,150	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	0950	1/17/2002	130,000	1,150	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	1030	9/4/2002	125,000	1,150	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	1140	12/17/2003	125,000	1,150	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	787330	1150	9/25/2003	134,800	1,150	4	1982	3	NO	NO	SOUND VISTA PH 01 Condo
245	807850	0010	11/8/2002	68,500	653	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0020	5/22/2002	70,000	653	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0130	4/10/2002	90,000	856	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0280	6/10/2002	91,000	863	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0300	4/3/2003	72,000	660	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0310	2/13/2003	71,000	660	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0340	9/30/2002	72,950	660	4	1981	3	YES	NO	SUMMERFIELD Condo
245	807850	0400	9/5/2002	70,000	660	4	1981	3	NO	NO	SUMMERFIELD Condo
245	807850	0460	5/17/2002	96,000	863	4	1981	3	YES	NO	SUMMERFIELD Condo
245	927075	0010	12/16/2002	95,950	760	4	1978	3	NO	NO	WEST RIDGE Condo
245	927075	0130	8/21/2002	68,000	640	4	1978	3	NO	NO	WEST RIDGE Condo
245	927075	0150	5/22/2002	68,000	640	4	1978	3	NO	NO	WEST RIDGE Condo
245	927075	0310	12/17/2002	66,000	640	4	1978	3	YES	NO	WEST RIDGE Condo
245	932085	0060	12/1/2003	300,000	2,617	6	1971	3	NO	NO	WESTVIEW TOWNHOUSES Condo
245	947595	0020	8/6/2003	164,950	1,141	4	2002	3	NO	NO	WINDSONG HOMES
245	947595	0030	8/14/2003	164,950	1,146	4	2002	3	NO	NO	WINDSONG HOMES
245	947595	0040	8/15/2003	160,000	1,133	4	2002	3	NO	NO	WINDSONG HOMES
245	947595	0080	8/4/2003	168,500	1,147	4	2002	3	NO	NO	WINDSONG HOMES
245	947595	0090	8/27/2003	175,000	1,154	4	2002	3	NO	NO	WINDSONG HOMES
250	170100	0020	2/6/2003	91,000	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0030	5/7/2003	94,750	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0090	1/23/2003	99,500	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0100	12/31/2003	93,000	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0110	9/23/2003	95,000	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0130	5/28/2002	89,500	829	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0300	8/1/2002	57,500	594	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0360	11/6/2003	65,000	594	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0420	1/8/2002	97,000	990	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0500	6/19/2002	97,000	974	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	170100	0520	10/10/2003	99,500	974	4	1967	3	NO	NO	COLONY SQUARE THE Condo
250	232990	0030	6/11/2003	101,500	896	6	1965	3	NO	NO	EMERALD GREEN PH 01 Condo
250	232990	0070	8/28/2002	98,500	896	6	1965	3	NO	NO	EMERALD GREEN PH 01 Condo
250	232990	0140	5/29/2003	97,000	896	6	1965	3	NO	NO	EMERALD GREEN PH 01 Condo
250	232990	0150	10/21/2003	105,000	896	6	1965	3	NO	NO	EMERALD GREEN PH 01 Condo
250	232990	0160	8/28/2002	130,000	1,351	6	1965	3	NO	NO	EMERALD GREEN PH 01 Condo
250	232990	0170	12/29/2003	129,950	1,351	6	1965	3	YES	NO	EMERALD GREEN PH 01 Condo
250	232990	0180	7/18/2002	96,000	896	6	1965	3	YES	NO	EMERALD GREEN PH 01 Condo
250	232990	0220	10/22/2003	94,500	896	6	1965	3	YES	NO	EMERALD GREEN PH 01 Condo
250	232990	0240	12/23/2002	140,000	1,351	6	1965	3	YES	NO	EMERALD GREEN PH 01 Condo
250	232990	0320	6/26/2002	130,000	1,351	6	1965	3	YES	NO	EMERALD GREEN PH 01 Condo
250	565360	0070	11/12/2002	139,000	984	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0090	2/26/2002	112,000	991	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0100	11/13/2002	118,000	984	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0180	1/13/2003	114,900	984	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
250	565360	0200	7/15/2003	120,000	991	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0250	4/22/2003	119,000	991	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0290	7/3/2003	117,000	980	4	1982	3	YES	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0370	12/10/2003	121,600	991	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0380	6/21/2002	113,000	984	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0390	7/22/2003	110,000	984	4	1982	3	NO	NO	MORNINGVIEW TOWNHOMES Condo
250	565360	0480	11/13/2003	124,000	991	4	1982	3	YES	NO	MORNINGVIEW TOWNHOMES Condo
250	605470	0130	5/20/2002	189,000	1,443	6	1967	3	NO	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0160	12/26/2002	200,000	1,446	6	1967	3	NO	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0210	12/5/2003	159,000	1,245	6	1967	3	NO	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0250	12/10/2003	162,000	1,245	6	1967	3	NO	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0270	12/9/2003	183,000	1,245	6	1967	3	YES	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0320	12/22/2003	191,000	1,245	6	1967	3	YES	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0360	7/31/2003	195,500	1,209	6	1967	3	YES	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0470	11/4/2003	175,000	1,209	6	1967	3	YES	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605470	0580	3/31/2003	170,000	1,245	6	1967	3	NO	NO	NEW GLEN ACRES DIV. NO 01 Condo
250	605471	0050	11/15/2002	245,000	1,885	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0060	5/20/2002	239,000	1,885	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0070	4/3/2003	250,000	1,885	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0130	3/14/2003	285,000	2,445	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0150	6/10/2002	242,500	2,445	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0160	1/8/2002	245,000	2,445	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605471	0280	11/8/2002	270,000	2,492	6	1970	3	YES	NO	NEW GLEN ACRES DIV. NO 02 Condo
250	605474	0180	10/23/2003	305,000	2,282	6	1974	3	NO	NO	NEW GLEN ACRES DIV. NO 04 Condo
250	605474	0200	12/9/2002	299,500	2,282	6	1974	3	NO	NO	NEW GLEN ACRES DIV. NO 04 Condo
250	605475	0110	2/19/2002	168,000	1,370	6	1976	3	NO	NO	NEW GLEN ACRES DIV. NO 05 Condo
250	605475	0160	4/30/2002	140,000	1,029	6	1976	3	YES	NO	NEW GLEN ACRES DIV. NO 05 Condo
250	605475	0170	7/31/2003	250,000	1,820	6	1976	3	NO	NO	NEW GLEN ACRES DIV. NO 05 Condo
250	605475	0200	3/1/2002	145,000	1,029	6	1976	3	YES	NO	NEW GLEN ACRES DIV. NO 05 Condo
250	605475	0200	7/31/2003	155,000	1,029	6	1976	3	YES	NO	NEW GLEN ACRES DIV. NO 05 Condo
250	605476	0020	8/11/2003	187,000	1,285	6	1978	3	NO	NO	NEW GLEN ACRES DIV. NO 06 Condo
250	605476	0030	4/29/2003	189,000	1,285	6	1978	3	YES	NO	NEW GLEN ACRES DIV. NO 06 Condo
250	605477	0030	8/26/2002	169,000	1,318	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0090	8/12/2003	175,500	1,234	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0100	4/19/2002	155,000	1,234	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0180	8/28/2003	167,500	1,339	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0200	5/5/2003	166,000	1,339	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0210	9/5/2003	178,000	1,318	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0220	7/15/2002	160,000	1,318	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0240	4/10/2003	178,000	1,423	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0270	1/3/2003	185,000	1,306	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0290	11/12/2002	158,000	1,104	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	605477	0350	10/21/2003	185,000	1,272	6	1979	3	YES	NO	NEW GLEN ACRES DIV. NO 07 Condo
250	713750	0130	1/23/2003	110,000	842	6	1979	3	NO	NO	RAINIER HOUSE Condo
250	713750	0140	2/8/2002	90,000	839	6	1979	3	NO	NO	RAINIER HOUSE Condo
250	713750	0150	5/23/2002	124,000	1,099	6	1979	3	NO	NO	RAINIER HOUSE Condo
250	713750	0200	8/27/2002	100,000	829	6	1979	3	YES	NO	RAINIER HOUSE Condo
250	812390	0010	4/4/2003	95,000	1,019	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0060	7/15/2002	84,000	999	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0070	2/22/2002	89,950	1,019	4	1969	3	YES	NO	SUNRISE TERRACE Condo
250	812390	0200	1/30/2002	82,000	999	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0270	7/30/2002	93,000	999	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0290	9/8/2003	76,000	680	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0410	3/14/2003	92,500	999	4	1969	3	NO	NO	SUNRISE TERRACE Condo
250	812390	0440	6/25/2002	65,000	680	4	1969	3	NO	NO	SUNRISE TERRACE Condo
255	150800	0070	8/19/2003	125,500	982	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0110	12/12/2002	112,000	982	4	1979	3	NO	NO	CHALET SOUTH Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
255	150800	0150	6/26/2003	118,000	982	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0230	5/15/2002	106,000	966	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0340	7/25/2002	123,500	1,078	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0350	9/18/2002	132,000	1,078	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0360	12/9/2003	140,000	1,070	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0400	5/10/2002	129,000	1,070	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0460	1/17/2003	114,950	966	4	1979	3	NO	NO	CHALET SOUTH Condo
255	150800	0560	7/23/2003	128,500	1,072	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0580	9/23/2002	125,000	1,070	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0600	1/25/2002	119,450	1,070	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0630	11/25/2003	148,400	1,072	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0650	12/20/2002	135,000	1,072	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0680	12/23/2002	135,392	1,048	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0740	5/23/2002	138,000	1,048	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0760	12/24/2003	132,000	1,048	4	1979	3	YES	NO	CHALET SOUTH Condo
255	150800	0770	8/8/2002	128,750	1,048	4	1979	3	YES	NO	CHALET SOUTH Condo
255	156540	0060	9/18/2002	119,950	1,168	4	1990	3	NO	NO	CHINOOK MANOR Condo
255	156540	0150	5/19/2003	124,000	1,204	4	1990	3	NO	NO	CHINOOK MANOR Condo
255	156540	0270	5/22/2003	120,000	1,204	4	1990	3	NO	NO	CHINOOK MANOR Condo
255	156540	0300	7/11/2003	119,800	1,204	4	1990	3	NO	NO	CHINOOK MANOR Condo
255	241480	0200	2/4/2003	58,000	535	4	1979	3	YES	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0210	9/26/2002	58,500	535	4	1979	3	YES	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0220	12/10/2002	62,500	820	4	1979	3	NO	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0240	1/16/2003	78,900	885	4	1979	3	YES	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0250	10/21/2002	60,000	820	4	1979	3	NO	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0420	4/25/2003	81,200	885	4	1979	3	NO	NO	EVERGREEN HEIGHTS ESTATES Condo
255	241480	0460	3/17/2003	79,000	820	4	1979	3	NO	NO	EVERGREEN HEIGHTS ESTATES Condo
255	421500	0060	11/14/2003	144,000	1,142	4	1983	3	NO	NO	LAUREL ESTATES Condo
255	421500	0060	9/11/2002	128,500	1,142	4	1983	3	NO	NO	LAUREL ESTATES Condo
255	421500	0090	10/5/2003	124,950	1,104	4	1983	3	NO	NO	LAUREL ESTATES Condo
255	421500	0100	5/21/2003	124,950	1,104	4	1983	3	NO	NO	LAUREL ESTATES Condo
255	429350	0150	8/28/2003	104,950	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0180	6/27/2002	100,000	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0240	4/24/2002	99,000	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0250	10/24/2003	108,200	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0270	7/1/2002	104,950	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0280	11/4/2002	109,950	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	429350	0290	7/8/2002	104,000	904	4	1980	3	NO	NO	LEWIS & CLARK HEIGHTS Condo
255	515940	0030	2/26/2002	206,000	1,350	6	1981	3	YES	YES	MARK ELEVEN Condo
255	515940	0070	12/2/2003	285,000	2,216	6	1981	3	YES	YES	MARK ELEVEN Condo
255	515940	0080	3/8/2002	270,000	2,216	6	1981	3	YES	YES	MARK ELEVEN Condo
255	788570	0010	4/26/2002	96,000	805	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0080	11/18/2003	96,000	828	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0200	8/19/2003	101,850	805	4	1978	3	NO	NO	SOUTH RIDGE Condo
255	788570	0260	12/18/2002	96,500	828	4	1978	3	NO	NO	SOUTH RIDGE Condo
255	788570	0300	7/29/2002	90,500	828	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0330	3/14/2002	93,500	828	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0600	3/18/2002	54,000	626	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0670	7/31/2003	92,000	828	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	788570	0680	4/30/2002	96,000	828	4	1978	3	YES	NO	SOUTH RIDGE Condo
255	921070	0030	7/25/2003	103,000	1,018	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0140	6/19/2002	108,750	1,246	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0150	12/17/2003	120,000	1,246	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0230	7/1/2003	105,000	1,055	6	1968	3	YES	NO	WEDGEWOOD Condo
255	921070	0520	8/8/2002	101,950	1,076	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0540	8/12/2003	100,000	1,062	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0540	12/4/2003	108,600	1,062	6	1968	3	NO	NO	WEDGEWOOD Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
255	921070	0550	5/21/2003	111,500	1,076	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0570	11/21/2002	64,000	534	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0630	11/10/2003	124,000	1,076	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0770	4/25/2002	122,500	1,179	6	1968	3	YES	NO	WEDGEWOOD Condo
255	921070	0810	8/13/2003	103,000	920	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0830	10/16/2003	69,550	602	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0840	4/11/2003	67,000	602	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0850	5/29/2002	67,000	602	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	0910	4/9/2003	105,500	1,179	6	1968	3	YES	NO	WEDGEWOOD Condo
255	921070	0930	12/17/2002	101,000	920	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1030	2/19/2002	123,900	1,179	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1210	5/17/2002	112,500	1,179	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1300	6/26/2003	65,000	534	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1340	5/1/2003	115,000	1,083	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1390	5/23/2003	86,500	868	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1420	4/30/2002	92,000	873	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1520	12/8/2003	65,000	1,055	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1550	5/28/2003	116,950	1,043	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1630	1/28/2002	63,950	608	6	1968	3	NO	NO	WEDGEWOOD Condo
255	921070	1680	10/18/2002	63,650	606	6	1968	3	NO	NO	WEDGEWOOD Condo
260	002450	0080	11/18/2002	115,100	1,196	4	1979	3	NO	NO	ACCESS THE Condo
260	002450	0220	8/1/2002	124,000	1,138	4	1979	3	NO	NO	ACCESS THE Condo
260	002450	0250	11/19/2003	119,000	1,240	4	1979	3	YES	NO	ACCESS THE Condo
260	002450	0310	2/26/2003	124,000	1,240	4	1979	3	YES	NO	ACCESS THE Condo
260	009850	0010	11/7/2003	79,500	918	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0090	1/29/2003	76,500	918	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0200	4/15/2002	73,000	756	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0220	8/20/2003	80,000	918	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0250	6/6/2003	76,500	756	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0260	10/17/2003	75,000	756	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	009850	0280	8/19/2002	93,000	918	4	1979	3	NO	NO	ALDER CREEK ESTATES CONDOS Condo
260	325950	0050	5/24/2002	107,500	797	4	1990	3	NO	NO	HERITAGE COURT PH 01 Condo
260	325950	0060	11/20/2003	103,880	797	4	1990	3	NO	NO	HERITAGE COURT PH 01 Condo
260	325950	0200	9/19/2002	100,000	886	4	1990	3	NO	NO	HERITAGE COURT PH 01 Condo
260	337721	0030	10/28/2002	123,000	1,000	4	1980	3	NO	NO	HILLSITE NO. 02 Condo
260	337721	0040	6/20/2003	119,950	1,000	4	1980	3	NO	NO	HILLSITE NO. 02 Condo
260	337721	0060	9/25/2003	119,500	1,000	4	1980	3	YES	NO	HILLSITE NO. 02 Condo
260	337721	0070	4/22/2003	117,999	1,000	4	1980	3	YES	NO	HILLSITE NO. 02 Condo
260	373795	0080	9/4/2003	123,600	1,078	4	1993	3	NO	NO	JONATHAN COURT Condo
260	373795	0110	6/16/2003	118,500	1,078	4	1993	3	NO	NO	JONATHAN COURT Condo
260	556190	0020	7/22/2003	107,000	983	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0030	5/20/2002	102,000	983	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0050	6/13/2003	111,000	1,067	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0060	10/17/2002	108,000	983	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0110	10/2/2003	117,000	983	4	1980	3	YES	NO	MISTY WOODS Condo
260	556190	0140	10/16/2003	103,000	983	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0270	5/23/2002	101,500	983	4	1980	3	NO	NO	MISTY WOODS Condo
260	556190	0360	5/9/2003	103,000	1,067	4	1980	3	YES	NO	MISTY WOODS Condo
260	556190	0420	12/8/2003	119,000	1,079	4	1980	3	NO	NO	MISTY WOODS Condo
260	679470	0020	9/26/2003	112,000	960	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0040	12/16/2003	135,000	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0140	12/30/2002	116,000	960	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0160	11/7/2002	128,750	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0200	10/1/2003	110,000	960	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0210	8/7/2003	144,950	1,320	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0220	6/11/2002	136,000	1,320	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0240	4/8/2002	128,000	1,320	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
260	679470	0310	9/16/2003	119,900	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0320	2/27/2003	121,500	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0350	10/25/2003	128,000	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0370	3/21/2003	109,900	960	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0400	5/17/2002	122,500	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	679470	0420	3/14/2003	126,950	1,232	4	1968	3	NO	NO	PINEBROOK TERRACE TOWNHOUSES Condo
260	768130	0030	4/15/2002	67,500	610	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0040	7/18/2003	73,000	625	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0070	6/18/2003	138,500	1,246	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0200	12/11/2003	75,500	625	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0270	1/7/2002	75,000	610	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0320	3/4/2002	123,500	1,138	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0340	8/27/2003	78,000	610	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0370	12/26/2003	132,000	1,138	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0400	11/14/2003	130,000	1,138	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0420	4/18/2003	78,000	610	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0440	7/24/2002	78,500	625	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0460	9/18/2002	138,000	1,246	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0610	2/12/2003	138,000	1,138	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0690	9/27/2002	75,950	614	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0770	12/18/2002	71,500	614	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0860	3/21/2003	132,000	1,118	4	1979	3	NO	NO	SEAWIND Condo
260	768130	0890	8/26/2002	103,000	739	4	1979	3	NO	NO	SEAWIND Condo
260	768130	1030	3/24/2003	104,950	739	4	1979	3	NO	NO	SEAWIND Condo
260	768130	1040	5/14/2002	124,950	1,118	4	1979	3	NO	NO	SEAWIND Condo
260	768130	1160	10/24/2002	79,000	614	4	1979	3	NO	NO	SEAWIND Condo
260	768130	1160	5/10/2002	77,000	614	4	1979	3	NO	NO	SEAWIND Condo
260	813885	0080	12/30/2002	79,000	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0180	4/18/2003	73,000	714	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0190	1/25/2002	89,000	714	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0220	11/20/2002	97,500	870	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0230	5/24/2002	92,500	870	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0270	3/7/2002	85,000	714	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0280	7/17/2003	70,000	714	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0330	1/15/2003	86,500	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0330	7/29/2002	61,600	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0340	9/26/2002	73,000	714	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0410	4/30/2003	82,400	714	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0470	11/14/2002	87,000	870	4	1980	3	YES	NO	SUNSET VISTA Condo
260	813885	0510	11/20/2002	89,000	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0610	2/20/2002	79,500	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0690	8/20/2002	81,000	714	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0700	5/20/2002	85,000	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0820	9/27/2002	87,000	870	4	1980	3	NO	NO	SUNSET VISTA Condo
260	813885	0840	5/29/2003	100,000	921	4	1980	3	NO	NO	SUNSET VISTA Condo
315	008200	0030	3/26/2002	148,900	1,130	4	2000	3	YES	NO	AIRPORT VIEW
315	008200	0050	2/27/2003	155,000	1,130	4	2000	3	NO	NO	AIRPORT VIEW
315	008200	0060	5/1/2003	160,600	1,130	4	2000	3	NO	NO	AIRPORT VIEW
315	008200	0070	2/26/2003	160,000	1,130	4	2000	3	NO	NO	AIRPORT VIEW
315	008200	0080	5/2/2003	158,900	1,130	4	2000	3	NO	NO	AIRPORT VIEW
315	253902	0010	2/26/2003	157,140	607	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0020	1/16/2003	312,385	1,557	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0030	1/17/2003	220,815	957	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0040	9/28/2003	233,250	956	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0050	11/18/2003	213,000	954	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0060	7/29/2003	225,000	958	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0070	2/26/2003	300,000	1,556	4	2002	3	NO	NO	55 WILLIAMS

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
315	253902	0080	8/25/2003	149,950	612	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0090	2/10/2003	156,160	671	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0100	1/22/2003	153,490	625	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0110	9/14/2003	198,950	981	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0120	4/25/2003	331,275	1,632	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0130	1/31/2003	227,010	973	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0140	5/16/2003	227,990	978	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0150	9/8/2003	220,000	978	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0160	12/4/2003	224,000	977	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0170	3/27/2003	331,085	1,620	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0180	11/12/2003	200,000	985	4	2002	3	NO	NO	55 WILLIAMS
315	253902	0200	9/25/2003	213,000	983	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0210	6/4/2003	329,950	1,626	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0220	1/26/2003	231,990	976	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0240	12/19/2003	239,570	977	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0260	6/19/2003	334,995	1,621	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0270	1/27/2003	217,860	986	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0290	3/28/2003	198,745	893	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0300	6/16/2003	331,460	1,433	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0320	11/3/2003	250,000	957	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0330	12/19/2003	234,905	954	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0350	1/31/2003	325,120	1,428	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0360	2/11/2003	186,260	841	4	2002	3	YES	NO	55 WILLIAMS
315	253902	0370	1/17/2003	191,600	894	4	2002	3	YES	NO	55 WILLIAMS
315	257018	0010	10/8/2003	175,000	1,078	4	1999	3	NO	NO	516 WILLIAMS AVE S Condo
315	257018	0010	9/25/2002	170,000	1,078	4	1999	3	NO	NO	516 WILLIAMS AVE S Condo
315	257026	0020	6/18/2003	113,500	946	4	1980	2	YES	NO	536 MILL AVENUE SOUTH Condo
315	556890	0010	4/16/2003	208,549	1,571	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0020	8/7/2003	215,000	1,571	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0040	4/24/2003	186,000	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0080	4/28/2003	185,000	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0100	2/4/2002	215,000	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0120	11/26/2003	194,950	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0140	3/5/2002	209,950	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0140	2/26/2002	211,250	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0170	3/10/2003	189,900	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0270	5/19/2003	119,950	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0280	4/18/2002	159,950	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0290	1/10/2003	158,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0330	11/26/2003	140,053	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0340	7/9/2003	154,950	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0380	7/15/2003	200,000	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0440	2/25/2002	116,000	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0460	1/6/2003	174,900	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0470	7/18/2002	120,000	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0520	12/24/2002	215,000	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0530	4/22/2003	130,000	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0540	12/20/2002	147,500	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0580	10/28/2003	136,000	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0590	12/19/2003	148,950	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0600	7/24/2003	140,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0610	3/25/2002	161,700	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0620	1/2/2002	145,200	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0640	8/22/2002	155,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0650	3/21/2002	178,000	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0660	7/8/2003	115,100	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0680	3/10/2003	139,950	945	4	2000	3	NO	NO	MOLASSES CREEK Condo

Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
315	556890	0700	2/15/2002	167,325	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0710	11/10/2003	190,000	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0730	4/4/2003	120,450	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0760	9/25/2003	175,000	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0840	5/2/2003	158,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0890	4/22/2003	116,000	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0900	8/28/2002	155,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0930	6/24/2003	117,950	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0960	4/26/2002	161,000	945	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0980	7/24/2002	114,950	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	0990	5/2/2003	116,450	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1040	4/9/2002	117,000	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1080	8/11/2003	170,500	1,090	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1110	11/21/2003	116,750	706	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1180	9/10/2002	146,000	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1220	3/5/2002	137,950	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1260	5/8/2003	214,750	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1290	7/11/2003	186,000	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1330	3/4/2002	146,000	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1420	10/1/2003	142,000	887	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1430	3/1/2002	215,000	1,557	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	556890	1450	6/23/2003	188,000	1,447	4	2000	3	NO	NO	MOLASSES CREEK Condo
315	639105	0010	10/13/2003	225,000	2,890	4	1927	4	NO	NO	119 AND 119 1/2 MAIN AVENUE SOUTH
315	639105	0020	9/17/2003	156,950	1,390	4	1927	4	NO	NO	119 AND 119 1/2 MAIN AVENUE SOUTH
315	733825	0110	10/29/2002	159,000	1,111	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0150	3/23/2002	158,000	1,111	4	1999	3	YES	NO	RIVERS EDGE Condo
315	733825	0180	9/10/2003	166,000	1,141	4	1999	3	YES	NO	RIVERS EDGE Condo
315	733825	0190	2/5/2003	149,950	1,092	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0250	12/9/2002	148,000	1,141	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0270	6/18/2002	151,000	1,112	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0280	3/24/2003	159,500	1,112	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0340	8/4/2003	162,800	1,112	4	1999	3	NO	NO	RIVERS EDGE Condo
315	733825	0360	9/26/2002	160,000	1,142	4	1999	3	NO	NO	RIVERS EDGE Condo
315	770157	0010	12/30/2002	193,300	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0020	11/13/2002	168,000	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0040	10/23/2002	224,000	1,823	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0050	12/11/2002	229,500	1,823	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0070	2/21/2003	179,900	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0080	10/11/2002	182,500	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0090	10/21/2002	201,340	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0100	10/14/2002	194,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0110	10/24/2002	184,000	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0120	3/28/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0130	10/17/2002	204,028	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0140	12/20/2002	210,781	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0150	3/12/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0160	2/21/2003	181,600	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0170	12/9/2002	199,935	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0180	1/3/2003	199,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0190	3/12/2003	179,900	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0200	4/25/2003	175,890	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0210	1/7/2003	199,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0220	12/9/2002	214,077	1,823	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0230	10/31/2002	209,990	1,823	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0240	10/21/2002	187,000	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0250	2/18/2003	180,740	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0260	11/21/2002	194,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I

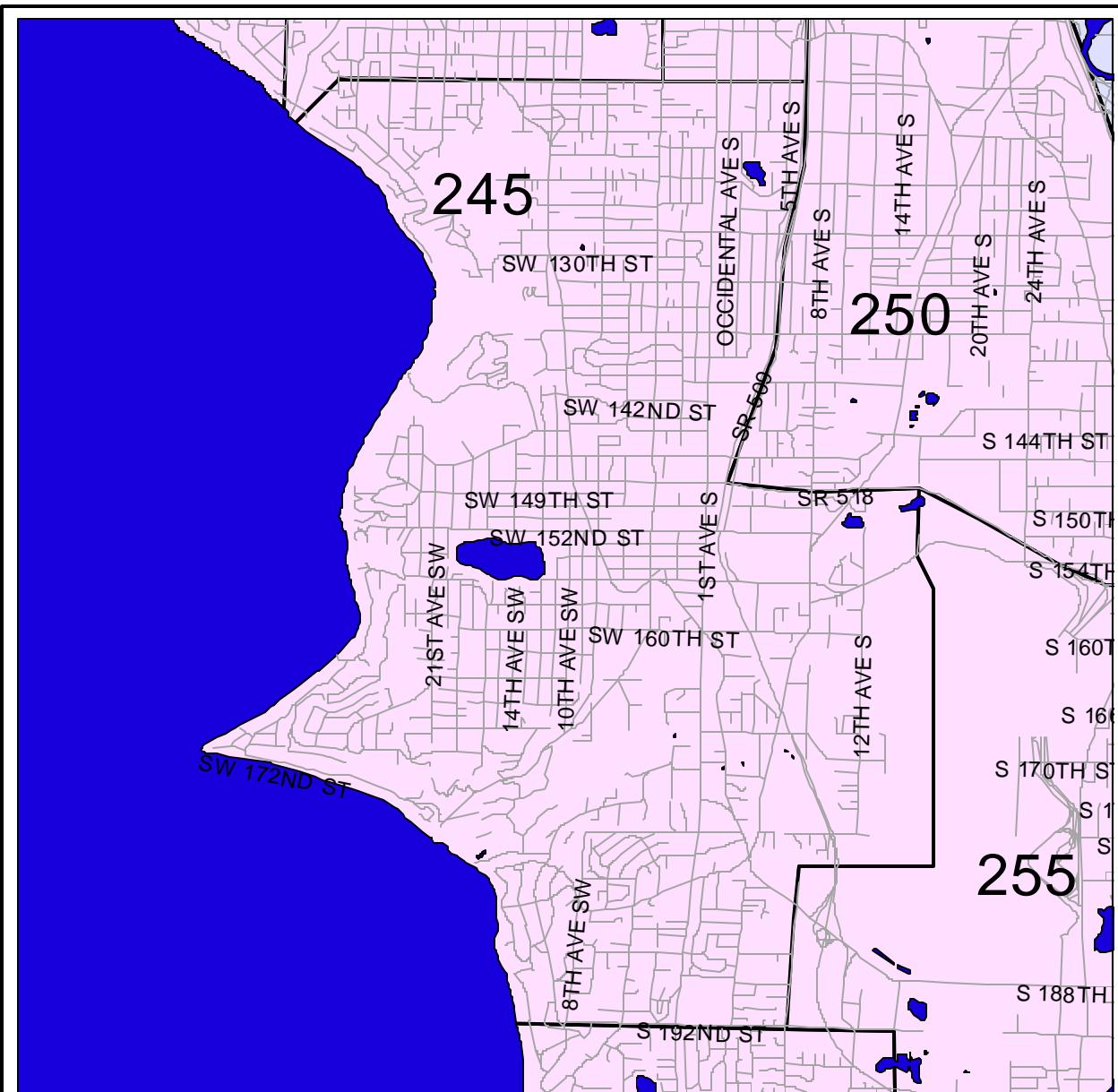
Nbhd	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
315	770157	0270	5/9/2003	204,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0280	5/8/2003	179,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0300	5/22/2003	204,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0310	5/23/2003	209,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0320	4/21/2003	179,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0330	8/19/2003	187,000	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0340	5/12/2003	208,425	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0350	4/22/2003	210,566	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0360	5/29/2003	186,490	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0370	5/20/2003	186,490	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0380	4/22/2003	213,000	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0400	5/29/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0410	5/23/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0430	7/24/2003	204,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0440	5/23/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0450	6/2/2003	174,990	1,411	4	2003	3	NO	NO	SHADOW HAWK I
315	770157	0460	9/8/2003	206,990	1,582	4	2003	3	NO	NO	SHADOW HAWK I
315	780416	0020	5/6/2002	108,000	1,000	3	1977	3	NO	NO	629 CEDAR Condo
315	780416	0040	6/24/2002	120,000	1,000	3	1977	3	NO	NO	629 CEDAR Condo
315	780416	0050	2/26/2002	116,000	1,000	3	1977	3	NO	NO	629 CEDAR Condo
315	780416	0080	9/26/2002	118,500	1,000	3	1977	3	NO	NO	629 CEDAR Condo
315	811990	0170	10/29/2002	154,500	1,054	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0200	3/19/2002	144,950	1,161	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0210	5/3/2002	136,000	1,125	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0240	1/17/2002	144,950	1,161	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0310	3/24/2003	139,000	1,184	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0370	8/7/2002	146,000	1,190	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0380	8/18/2003	150,000	1,124	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0390	4/23/2003	147,950	1,161	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0410	9/15/2003	148,000	1,124	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0430	6/19/2003	148,000	1,158	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0440	10/28/2003	156,495	1,160	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo
315	811990	0480	4/24/2002	149,450	1,161	6	1990	3	NO	NO	SUNPOINTE TOWNHOMES Condo

## Sales Removed From Analysis

Nbhd	Major	Minor	Sale Date	Sale Price	Comments
245	020021	0390	1/28/2003	47,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
245	022780	0090	2/7/2002	46,750	RELATED PARTY, FRIEND, OR NEIGHBOR;
245	121495	0050	12/20/2002	193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
245	122420	0120	7/10/2002	104,500	RELATED PARTY, FRIEND, OR NEIGHBOR
245	122680	0180	4/16/2003	27,078	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
245	330785	0020	10/13/2003	35,000	QUIT CLAIM DEED;
245	330785	0910	11/27/2002	16,250	QUIT CLAIM DEED;
245	330785	1070	12/12/2003	82,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
245	398950	0200	6/11/2002	59,553	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
245	611840	0260	5/13/2003	35,372	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
245	763770	0020	7/21/2003	118,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
245	787330	0030	12/11/2002	43,004	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
245	787330	0150	4/3/2002	163,799	EXEMPT FROM EXCISE TAX;
245	787330	0330	3/12/2003	30,189	RELATED PARTY, FRIEND, OR NEIGHBOR;
245	787330	0600	8/22/2003	124,000	QUESTIONABLE PER APPRAISAL;
245	787330	0700	8/30/2002	119,950	NON-REPRESENTATIVE SALE;
245	787330	1000	8/18/2003	119,000	NON-REPRESENTATIVE SALE;
245	787330	1050	4/10/2002	101,169	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
250	170100	0080	11/13/2002	26,905	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
250	170100	0140	4/14/2003	54,000	NON-REPRESENTATIVE SALE;
250	565360	0210	1/23/2003	107,000	NON-REPRESENTATIVE SALE;
250	565360	0300	4/26/2002	17,865	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
250	605470	0250	6/24/2003	160,838	EXEMPT FROM EXCISE TAX;
250	605471	0280	1/11/2002	5,041	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
250	605471	0280	2/21/2002	5,041	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
250	605474	0240	3/28/2003	241,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
250	605476	0140	12/16/2002	65,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
250	812390	0170	3/20/2002	58,500	NON-REPRESENTATIVE SALE;
250	812390	0250	12/12/2003	67,810	QUESTIONABLE PER APPRAISAL;
255	150800	0210	5/15/2002	97,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
255	150800	0510	11/18/2003	39,822	QUIT CLAIM DEED;
255	156540	0030	1/4/2002	35,933	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
255	156540	0230	8/19/2003	95,000	NON-REPRESENTATIVE SALE;
255	241480	0180	6/8/2002	30,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
255	788570	0060	6/10/2002	53,060	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
255	921070	0070	4/26/2002	87,950	NON-REPRESENTATIVE SALE;
255	921070	0350	4/23/2002	94,471	EXEMPT FROM EXCISE TAX;
255	921070	0380	1/29/2003	87,000	NON-REPRESENTATIVE SALE;
255	921070	1100	4/23/2002	45,212	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
255	921070	1640	2/28/2002	1,500	\$1,000 SALE OR LESS;
255	921070	1770	6/21/2002	15,000	QUIT CLAIM DEED;
260	002450	0250	5/7/2003	70,000	NON-REPRESENTATIVE SALE;
260	009850	0170	10/27/2003	50,000	NON-REPRESENTATIVE SALE;
260	009850	0260	7/7/2003	61,500	NON-REPRESENTATIVE SALE;
260	325950	0100	7/17/2003	128,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;

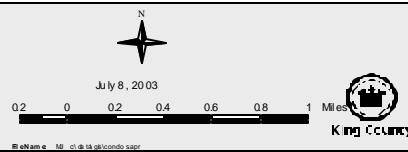
Nbhd	Major	Minor	Sale Date	Sale Price	Comments
260	325950	0390	12/13/2002	54,825	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
260	325950	0480	7/17/2003	128,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
260	768130	0040	10/18/2002	42,869	NON-REPRESENTATIVE SALE;
260	813885	0200	1/24/2002	70,000	QUIT CLAIM DEED;
260	813885	0330	3/13/2002	71,341	CORRECTION DEED; EXEMPT FROM EXCISE TAX;
260	813885	0750	7/3/2003	39,000	QUIT CLAIM DEED;
260	813885	0840	7/25/2002	92,870	CORRECTION DEED;
315	556890	0950	8/8/2003	135,780	QUESTIONABLE PER APPRAISAL;
315	863585	0020	10/8/2003	56,500	GOVERNMENT AGENCY;

## Area 245 Neighborhood Map



### Neighborhood 245

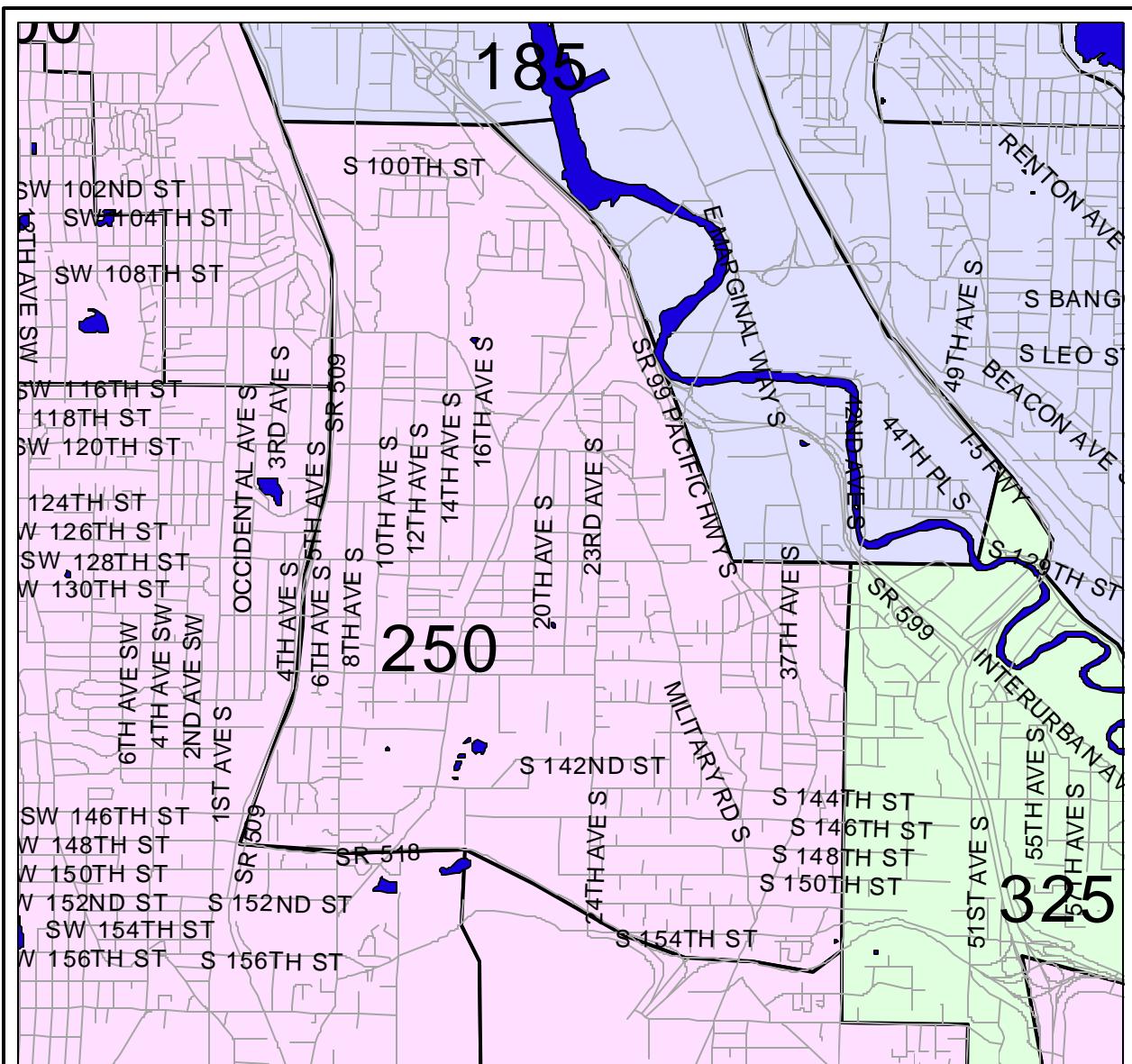
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#### Legend

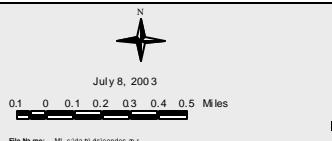
	Streets.shp
	Openwater.shp
	Cadareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 250 Neighborhood Map



## Neighborhood 250

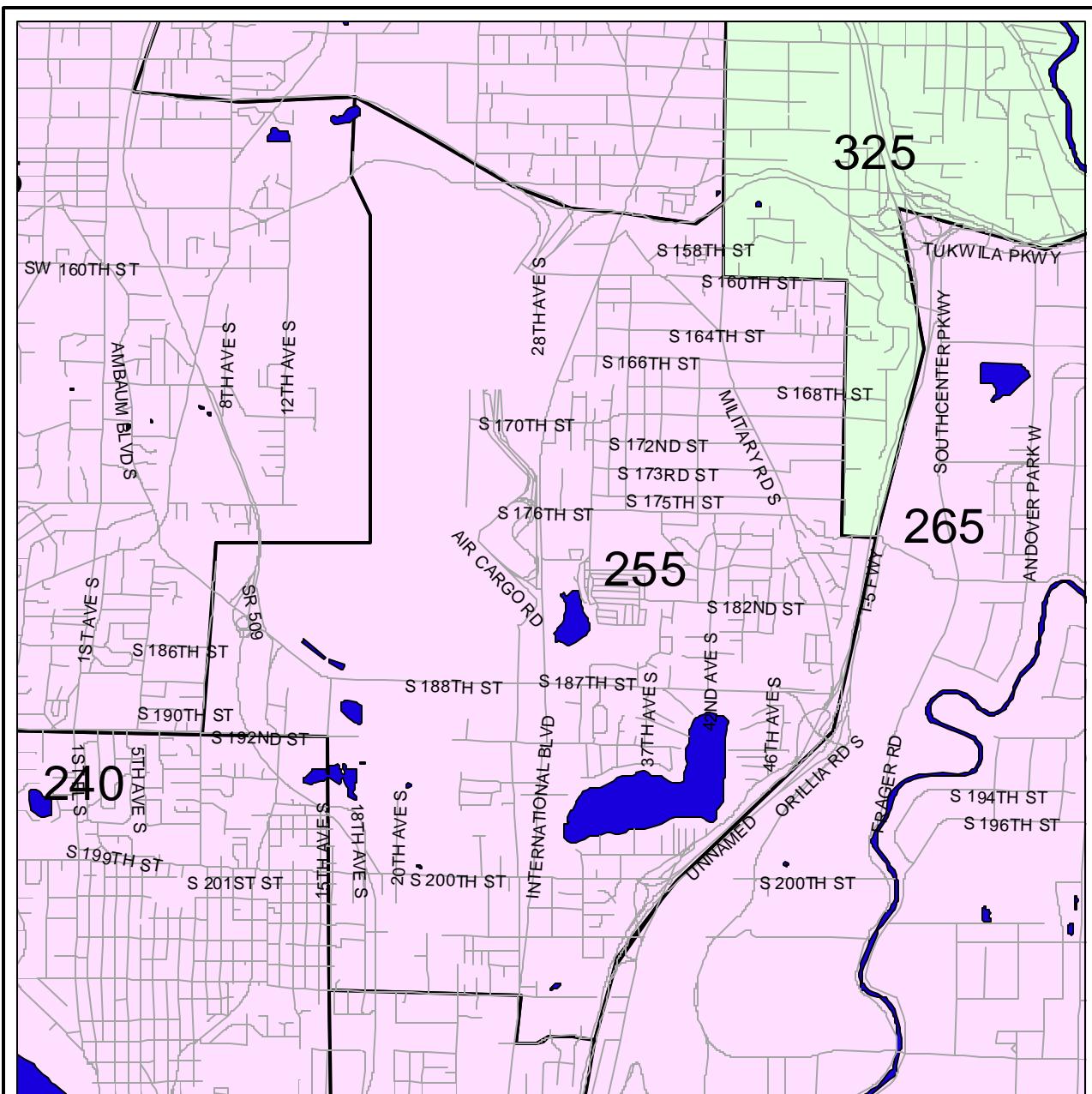
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, or timeliness, or rights to the use of such information. King County shall not be liable for damages, including special, indirect, incidental, or consequential damages as including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



### Legend

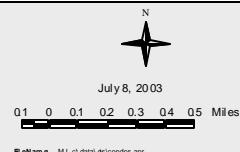
	Streets.shp
	Openwater.shp
	Condoeas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 255 Neighborhood Map



### Neighborhood 255

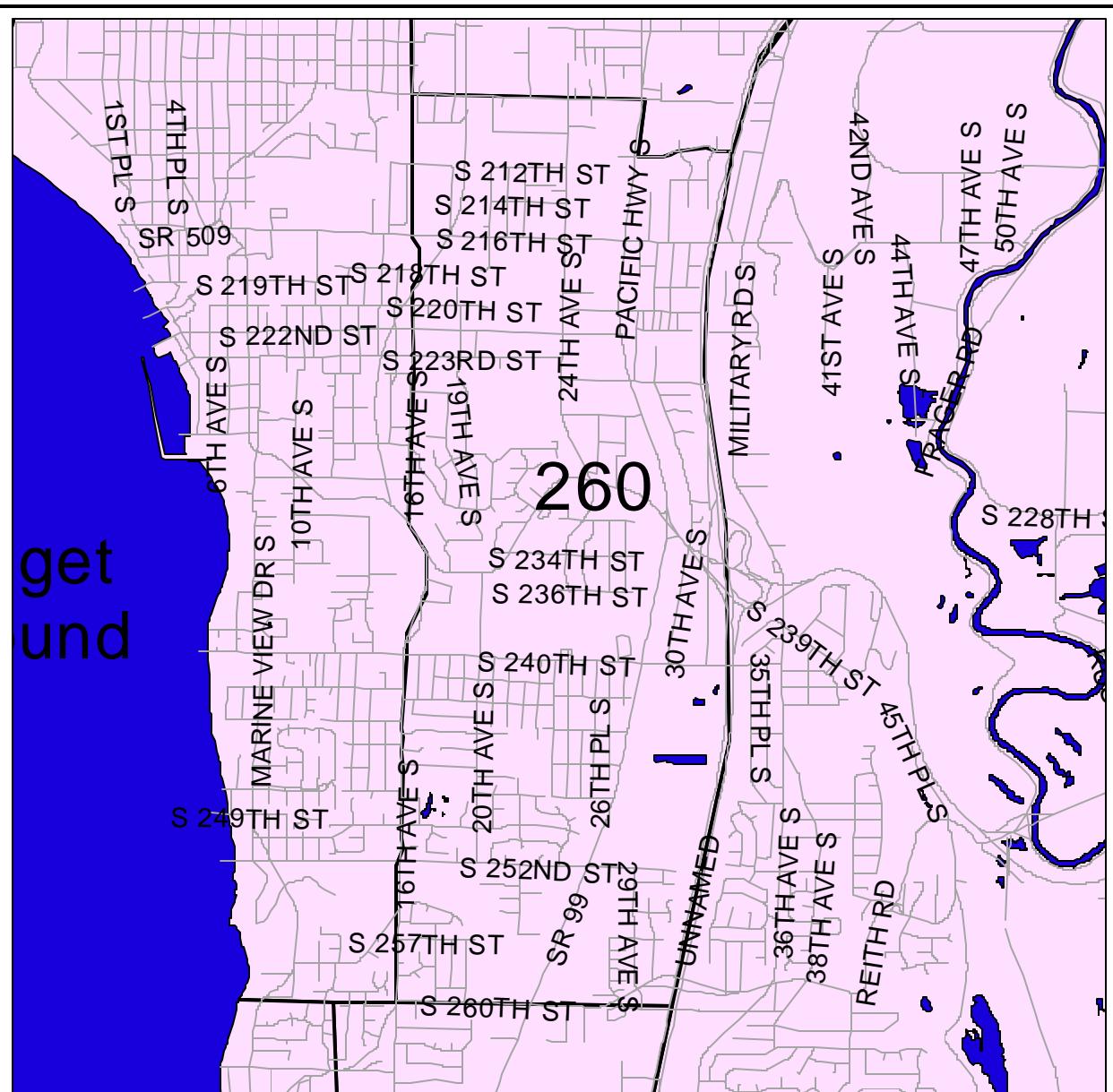
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#### Legend

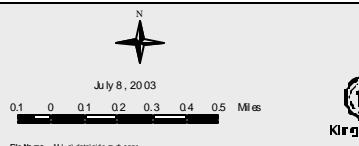
	Streets.shp
	Openwater.shp
	Condor areas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 260 Neighborhood Map



### Neighborhood 260

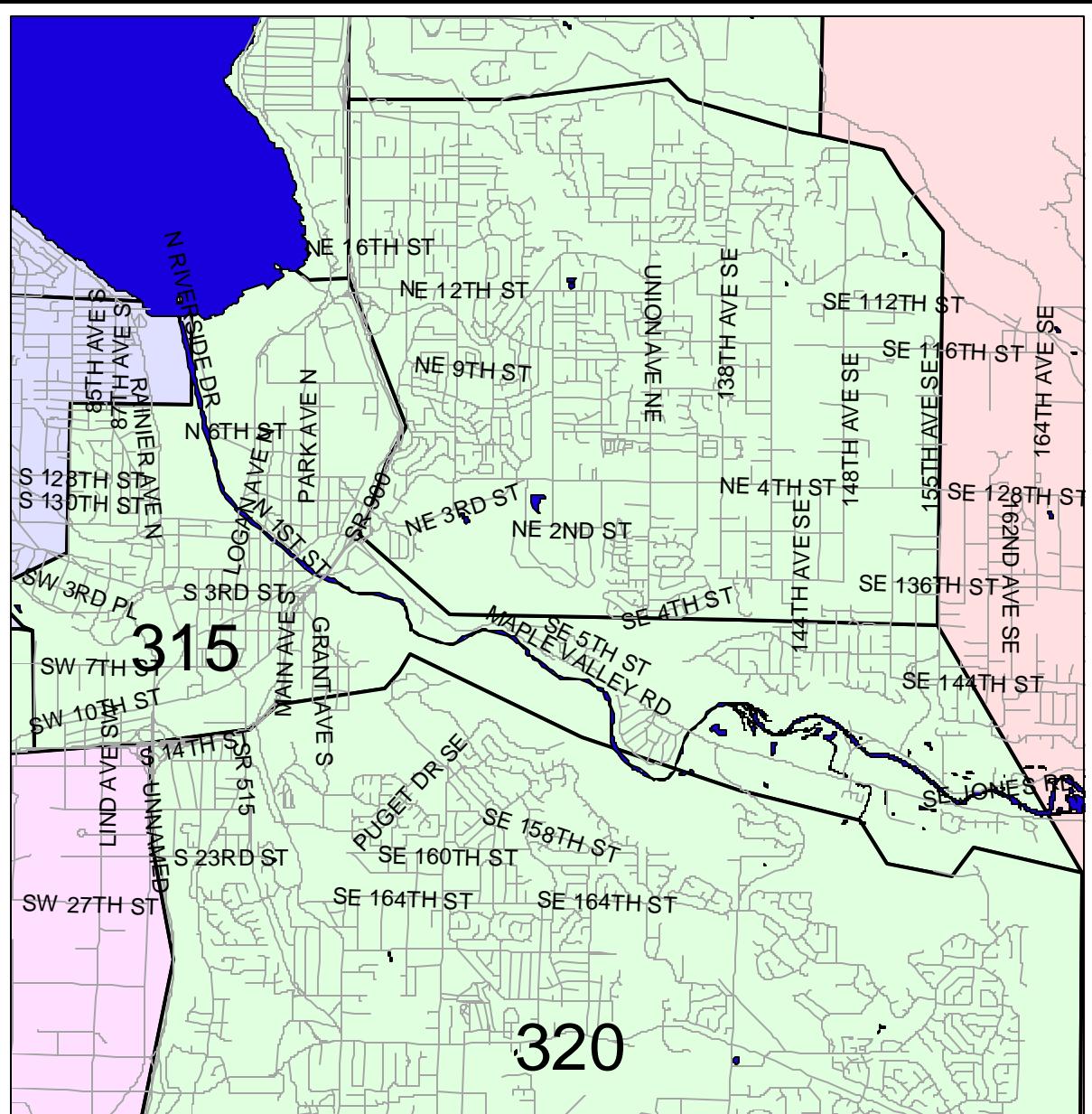
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#### Legend

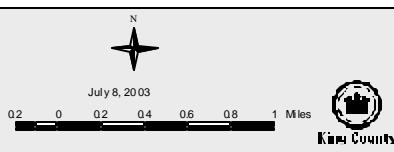
	Streetsshp
	Openwater.shp
	Condoareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490

## Area 315 Neighborhood Map



### Neighborhood 315

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#### Legend

	Streets.shp
	Openwater.shp
	Condoareas.shp
	5 - 95
	96 - 190
	191 - 290
	291 - 390
	391 - 490